



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Quiet & desirable location• Ground floor with own front door• Modern interior• Appliances included		

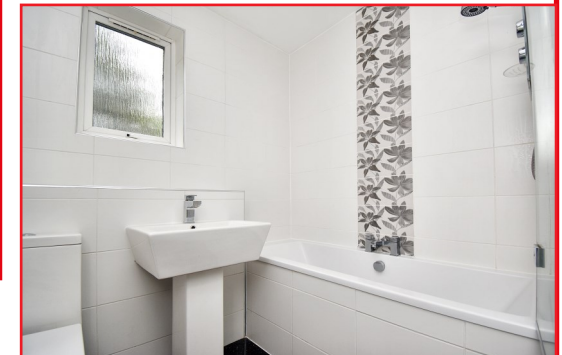
RENT

£615 P.C.M.

+ £615 Deposit

57 LAIRDS HILL PLACE, KILSYTH

A contemporary **one bedroom ground floor flat** positioned in the sought after Lairds Hill Place cul-de-sac in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts spacious rooms and internally there is a large lounge, fitted kitchen, a double bedroom and a shower room. Externally there are parking bays and a small area of garden to the front and rear. Lairds Hill Place is an established and desirable area. Early viewing is advised to avoid disappointment.



Local Office: 23 Main Street, Kilsyth, Near Glasgow G65 0AH

☎: 0800 133 7775

✉: lettings@kvps.co.uk

Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 1106162/320/11091 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND B



ENTRANCE

From the roadside parking bays, the pathway leads through the small front garden to the front door. There is a small entrance area with floor tiles and a glazed door to the lounge.

LOUNGE

The large lounge is to the front of the property and has a large picture window allowing plenty of light into the room. Laminate flooring. There is a large storage cupboard and access to the hallway leading to all other rooms in the property from here.

KITCHEN

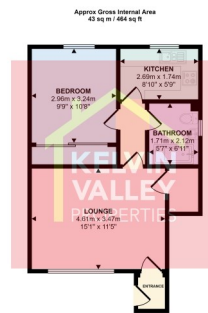
Attractive fitted kitchen to the rear of the property with base and wall mounted storage units and extensive worksurfaces. There is an integral sink, oven, hob and hood. Laminate floor area.

BEDROOM

Double bedroom to the rear of the property. The room benefits from wall to wall fitted storage in the form of sliding doors and mirrored wardrobes. Laminate floor area.

BATHROOM

Modern fitted bathroom with a quality three piece suite comprising of a sink, heated towel radiator, W.C. and a deep, jacuzzi style bath with a quality electric shower above. Textured window to the side and fully tiled feature walls and flooring.



Floorplan

GARDENS & PARKING

This property is served with ample parking bays directly in front of the small front garden area. Shared garden to rear.

HEATING & DOUBLE GLAZING

The property benefits from double glazing and gas central heating.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.

Property will be let on a Private Residential Tenancy (PRT). Deposit required for property will be a minimum of 1 months rent and a maximum of 2. It is fully payable in advance of referencing and will be held during the tenancy by Safe Deposits Scotland. Rent is charged per calendar month and payable in advance each month by standing order.

Photographs: These are reproduced and included for general information and it must not be inferred that any item is included as part of any tenancy agreement associated with this property.

This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract. Your home is at risk if you do not keep up with rent payments.

Viewings
by appointment only through
Kelvin Valley Properties
Please visit our website:
www.kvps.co.uk
or call us on
01236 825999



Post Code for Sat Nav

G65 9EX