



### Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none"><li>• Substantially refurbished</li><li>• Village location close to Glasgow</li><li>• East Dunbarton schools catchment</li><li>• Parking and enclosed rear garden</li></ul>		

**RENT**

**£1395 P.C.M.**

**+ £1395 Deposit**

## CEDAR DRIVE, MILTON OF CAMPSIE

Kelvin Valley Properties are delighted to bring to the market this **three bedroom detached villa** with off road monobloc parking and a powered, remote garage door in a quiet cul-de-sac, located in the village of Milton of Campsie, East Dunbartonshire. The property comes with an enclosed south facing rear garden, with a further monobloc patio area. Internally there is a huge lounge that runs the full depth of the property with a full height picture window to the front and patio doors to the rear garden, all making for a superb living space. Also downstairs, there is a well fitted kitchen with back door and access to the garage. Upstairs there are three well proportioned bedrooms, two doubles and the single room is also a good size. An ideal property for a family or professional couple looking for extra space.

Good schools and within easy commuting distance of Glasgow. **AVAILABLE FROM 23RD MAY 2025.**



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

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**LARN: 1903064 - LRN: 506644/200/04092 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND E**



## ENTRANCE

Easy access from the double monobloc parking bay or using the powered, remote control garage door.

## RECEPTION

The quality uPVC partially glazed front door leads into the floor tiled hallway. Access to the carpeted stair and to the right through to the large lounge.

## LOUNGE/DINING

The spacious room has a full height picture window to the front and runs the full depth of the property to rear patio doors, both with vertical blinds. Carpeted floor area. A superb living area.

## KITCHEN

Off the dining area through a half glazed door the kitchen in turn has a back door to access the bin store area and the rear garage door. Fitted with base and wall mounted cabinets and ample work surfaces. The sink overlooks the garden. There is a gas hob with extractor, an electric oven and an integrated fridge and freezer. Space for a washing machine.

## BEDROOM 1

To the front of the property, is this spacious double bedroom with a carpeted floor area. A triple built in wardrobe provides further storage in this room.

## BEDROOM 2

To the rear of the property, this south facing double bedroom has a window over the back garden and woodland beyond. Carpeted floor area and a double wardrobe providing useful built in storage.

## BEDROOM 3

This is the smallest bedroom, but still provides a spacious single or an ideal home office. Further built in storage with a cupboard over the stairs.

## BATHROOM

A modern and bright fully tiled bathroom. White three piece suite of W.C., wash hand basin in a vanity unit and a mains shower, with glass screen, over the bath. Vinyl floor, fan and frosted glass to the rear.

## GARDENS

To the rear, accessed from the kitchen or patio doors is a further sizable monobloc area with external tap. This leads on to an easy to maintain garden space with a small lawn and mature shrubs in bark bedding. The garden itself backs onto woodland.

## HEATING & DOUBLE GLAZING

Gas Central Heating. Double glazing throughout.

## PROPERTY SUMMARY

A rare opportunity to rent a quality and well presented family home in a sought after area.

## AREA SUMMARY

Milton of Campsie offers a number of amenities: shops, health, leisure & sports facilities, and a primary school. Nearby Kirkintilloch has many more amenities. Lenzie train station provides rail links with Glasgow, Edinburgh and Stirling. Motorway networks are only a short drive away, as are the Campsie Hills, Loch Lomond and the Trossachs.

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](http://www.kvps.co.uk)

or call us on

**01236 825999**



**Post Code for Sat Nav**

**G66 8AY**