



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £21,450• Lower cottage flat• Two double bedrooms• Newly refurbished		

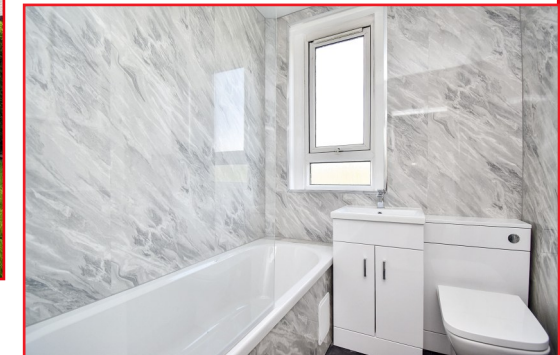
RENT

£715 P.C.M.

+ £715 Deposit

COURTHILL CRESCENT, KILSYTH

A newly refurbished **two bedroom lower cottage flat** on Courthill Crescent in Kilsyth. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property boasts a well presented modern interior with large rooms throughout. Internally there is a spacious lounge, a newly fitted kitchen, two double bedrooms and newly fitted shower room. Externally is a private garden and driveway to the front of the property and a shared drying area to the rear. Early viewing is advised to avoid disappointment.



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

Tel: 0800 133 7775 Email: lettings@kvps.co.uk Website: www.kvps.co.uk

LARN: 1903064 / LRN: 536247/320/08012 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed along the pathway to entrance of number 27, which is located on the right hand side of the building.

LOUNGE/DINING

The freshly redecorated lounge boasts double windows to the front of the property, allowing plenty of light into this room. Ample space for both living room furniture and a table and chairs. Carpeted floor area.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surface with an integral sink, oven, hob and hood. Plenty of space for appliances. Door providing access to the rear of the property.

BEDROOM 1

The principle bedroom is spacious and offers ample space for bedroom furniture. Carpeted floor area. Double windows to the front. Storage cupboard in this room.

BEDROOM 2

A second double bedroom with a window to the rear. Freshly redecorated. Carpeted floor area.

BATHROOM

Newly fitted bathroom with a shower over the bath, heated towel radiator, wash hand basin in vanity unit, W.C. Wet wall panelling and vinyl flooring.

GARDENS

There is a private South facing garden to the front of the property along with a driveway for parking and a shared drying area to the rear.

HEATING & DOUBLE GLAZING

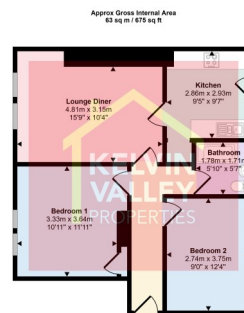
Gas central heating. The property benefits from full double glazing.

PROPERTY SUMMARY

A newly refurbished two bedroom upper cottage flat on Courthill Crescent in Kilsyth. The property benefits from having a South facing front garden & driveway, a modern interior and large rooms throughout. Early viewing is advised.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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. Major motorway networks nearby.



Floorplan



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
Apply online, by appointment only through
Kelvin Valley Properties
Please visit our website:
www.kvps.co.uk
or email us at
lettings@kvps.co.uk



Post Code for Sat Nav

G65 0EN