



### Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none"><li>• Exceptional Period Property</li><li>• Superb village location</li><li>• Large garden and country views</li><li>• Spacious interior</li></ul>		

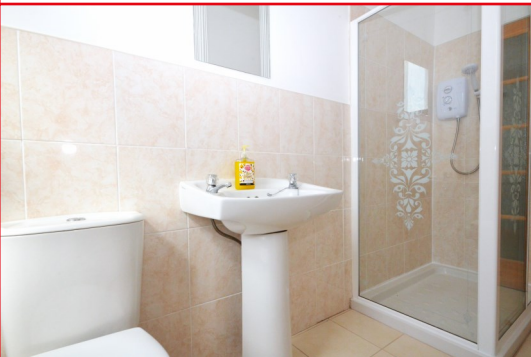
**RENT**

**£620 P.C.M.**

**+ £620 Deposit**

## HILLVIEW, BANTON

An exceptional **one bedroom ground floor** period property in the heart of the delightful village of Banton, near Kilsyth. This little gem of a property is situated in a great position in a quiet lane but close to all local amenities and with ample nearby parking. Internally there is a lounge to the front, with wood burning stove, a quality galley style kitchen with appliances included, a shower room with W.C., and a bedroom. Externally there is a large area of resident's garden on one side, with two handy storage cellars and a garden shed. Early viewing of this seldom available property type in a beautiful country side village location is strongly advised.



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**LARN: 1903064 - LRN: 1769860/320/01052 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A**



## ENTRANCE

No.1 Hillview is situated on a charming lane just off Main Street, Banton. There is ample on street parking close by and a small bay in front of the property. The property has its own front door with level street access.

## RECEPTION

The front door opens into a small vestibule with a semi-glazed door opening into the entrance hallway, which in turn provides access to all the rooms in the property. The floor is tiled here and this feature runs through to the kitchen and bathroom.

## LOUNGE

The spacious lounge has a large window to the front allowing plenty of natural light in. The room features real wood flooring and a log burner, for cosy winter nights. Plenty of space for living room furniture.

## KITCHEN

Fitted galley-style kitchen with plenty of base and wall mounted storage units as well as an extensive work surface. The oven, hob, fridge, freezer and washing machine are all integrated. Ample space for a small breakfasting table and stools. Tiled floor. Window to the side.

## BEDROOM

The bedroom has a window to the front. Carpeted floor in here with a small fitted cupboard. Space for a double bed and further bedroom furniture.

## SHOWER ROOM

Fitted shower room with electric shower in a double enclosure, wash hand basin and W.C. The floor area is tiled and the walls part tiled. Textured glass window to the side allowing natural light into the room.

## GARDENS

Private section of garden to the rear, which consists mostly of lawn with shed and two external cellars (with power) for garden and outdoor storage.

## HEATING & WINDOWS

Oil fired central heating with boiler and radiators. Windows are double glazed.

## PROPERTY SUMMARY

Properties in this village don't come up for rent very often, so this is a rare opportunity.

## AREA DETAILS

Banton is a small village on the outskirts of Kilsyth. It boasts a community owned pub and restaurant, a village shop, community hall, primary school, bowling and tennis club and other leisure facilities. Nearby Kilsyth offers many more shops, health & leisure facilities, and a secondary school.

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**

**G65 0QY**