



Property Highlights

Number of Rooms	9	Bedrooms	3
Key Features	<ul style="list-style-type: none">• Central location• South-facing garden• Driveway & conservatory• Immaculate interior		

RENT

£1195 P.C.M.

+ £1195 Deposit

18 STIRLING ROAD, KILSYTH

Seldom available **three bedroom semi-detached home** situated in a sought-after central location close to the Burngreen Park in Kilsyth. The property boasts a spacious and contemporary interior. Internally the property has a total of nine rooms including a lounge, kitchen, conservatory, utility room, main bathroom, and three bedrooms (the principle is en-suite). Externally there are private gardens to the front and rear and a long driveway to the side. The rear garden contains decking, a small shed/workshop and a summerhouse. Early viewing of this property is advised to avoid disappointment.



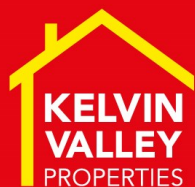
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LARN: 1903064 - LRN: 516906/320/30012 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND E



ENTRANCE

The front door leads into the entrance vestibule and then the hallway with the lounge off to the right.

LOUNGE

Spacious lounge with two large windows allowing plenty of natural light into the room. The room benefits from having a high ceiling and is light & airy. There is a gas fire with surround and the floor area is vinyl.

KITCHEN

Fully fitted kitchen with plenty of base and wall mounted storage units. Extensive work surface with integral sink. The oven/hob, and integrated dishwasher are included with the property. Laminate flooring. Patio doors access the conservatory.

UTILITY ROOM

Useful room positioned off the main hallway. Has fitted units, a sink and space for appliances.

CONSERVATORY

Attractive conservatory to the rear with French Doors leading out onto decking. The floor area is carpeted. This is a superb South-facing room.

BATHROOM

Modern bathroom comprising bath (with electric shower & screen), wash hand basin and W.C. Fully tiled.

PRINCIPLE BEDROOM & EN-SUITE

Double bedroom with window to the rear overlooking the back garden and Burngreen Park. Fitted wardrobes and carpeted floor area. Fully fitted En-suite with walk in shower enclosure, wash hand basin & W.C.

BEDROOM 2

Double bedroom to the front. Carpeted floor area. Light neutral décor.

BEDROOM 3 / OFFICE

Single bedroom with window to the side. Carpeted floor area.

GARDENS

Long driveway to the side providing parking for several vehicles. There is a shed/workshop and a summer house. The rear garden has been landscaped and includes decking.

HEATING & DOUBLE GLAZING

Gas Central Heating & Double glazing throughout.

AREA DETAILS

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. 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

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