



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Required annual earnings £17,550• Character Property• Appliances included• In the centre of town		

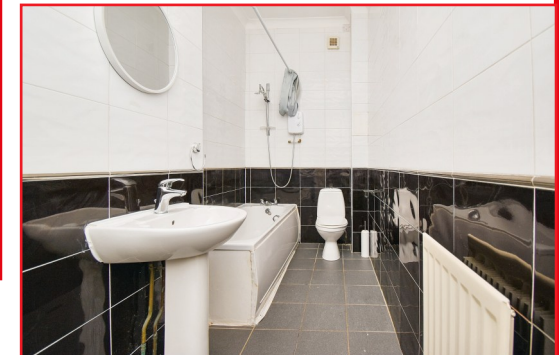
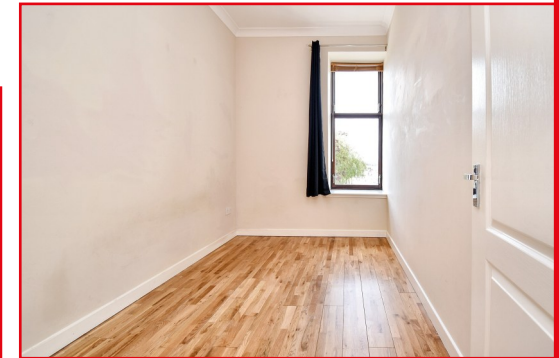
RENT

£585 P.C.M.

+ £585 Deposit

1 EAST BURNSIDE, KILSYTH

This **one bedroom upper floor flat** on East Burnside in Kilsyth is in a superb central location with local amenities and eateries within walking distance. Presented to the market by award winning local agent Kelvin Valley Properties, the flat has it's own entry door to the rear to access the property. Internally there is a lounge, fitted kitchen with dining area, fitted bathroom and a double bedroom. 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: 90156/320/13421 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND B



ENTRANCE

From the roadside, proceed behind the row of properties and head up the stairs to the entry door.

LOUNGE

The spacious lounge with double aspect windows to the front and side of the property with real wood flooring. Plenty of space for furniture.

KITCHEN

Fitted kitchen with base and wall mounted storage units. The oven/hob/hood is integrated and the washing machine and fridge/freezer are included in the rent. Tiled floor. Window to the rear.

BEDROOM

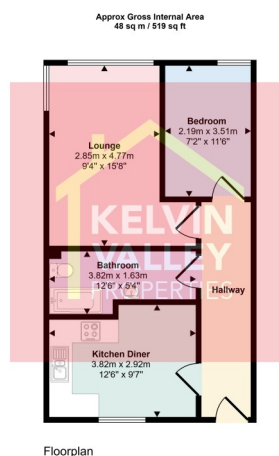
Double bedroom with window to the front. Bright neutral décor. Real wood floor.

BATHROOM

Fitted bathroom comprising of W.C, wash hand basin and bath with electric shower above. Tiled floor and walls.

HEATING & DOUBLE GLAZING

Gas Central Heating with combi boiler. Double glazing throughout.



PROPERTY SUMMARY

A superb character property in the centre of the town, with high ceilings. Ideal location, close to local amenities. Neutral décor throughout. Early viewing is advised to avoid disappointment.

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.

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 0HH