



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Required annual earnings £17,550• Upper floor flat• Quiet village location• Well presented interior		

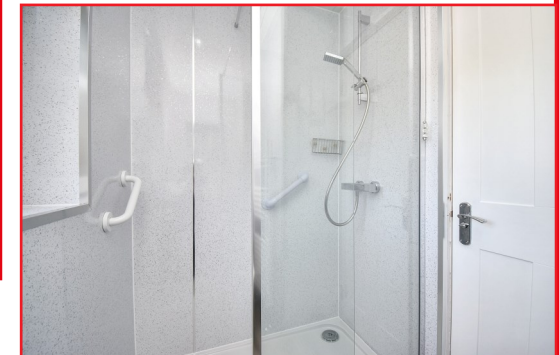
RENT

£585 P.C.M.

+ £585 Deposit

MILL ROAD, QUEENZIEBURN

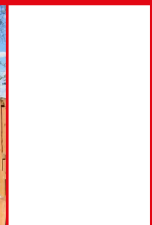
A fantastic opportunity to rent a **one bedroom upper floor flat** on Mill Road in the quiet village of Queenzieburn. Presented to the rental market by award winning local agent Kelvin Valley Properties, this property boasts a spacious interior and benefits from being freshly redecorated. Internally there is a large lounge, fitted kitchen, a double bedroom and a fitted shower room. Externally there is a shared drying area and a stoned paved section of private garden, protected by wooden fencing. 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: 229075/320/03061 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the roadside, you proceed into the close and onto the first floor. Number 12 is on the left hand side.

LOUNGE

Spacious lounge with windows to the front and ample space for furniture. Carpeted floor area.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob, hood and fridge/freezer. The washing machine is included in the rent.

BEDROOM

Large double bedroom with fitted wardrobes and carpeted floor area. Windows to the front. Ample space for furniture.

SHOWER ROOM

Fitted shower room with a shower, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Wet wall panelling and laminate flooring.

GARDENS

There is a shared drying area and a stoned paved section of private garden, protected by wooden fencing.

HEATING & DOUBLE GLAZING

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



PROPERTY SUMMARY

A one bedroom top floor flat on Mill Road in Queenzieburn. This property benefits from it's well presented and freshly redecorated interior. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Queenzieburn is a quiet village with a local school and shop. Nearby 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. Excellent commuting from nearby Croy station or the M80 motorway (both are within 4 miles).

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 0RD