



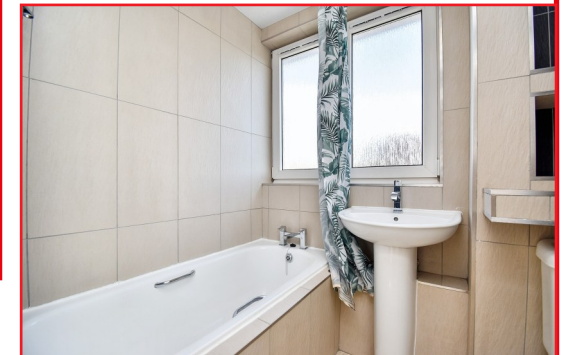
Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none">• Required annual earnings £22,500• Spacious contemporary interior• Fantastic views to the front• Superb central location		

RENT
£750 P.C.M.
+ £750 Deposit

FINDLAY STREET, KILSYTH

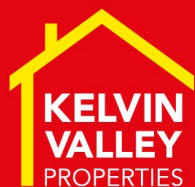
This **three bedroom upper maisonette flat** boasts a spacious and modern interior, with superb views from the property's elevated position. Award winning local agent Kelvin Valley Properties are delighted to present to the rental market this seldom available property type on Findlay Street in central Kilsyth. Internally there are three bedrooms, a large lounge, modern fitted kitchen, and a contemporary bathroom. Externally there are shared residents drying areas to the rear and a coal cellar style storage cupboard to the side. Early viewing of this superb property recommended to avoid disappointment.



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

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LARN: 1903064 - LRN: 58761/320/30430 1499521/340/04112 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND A



ENTRANCE

From the roadside, access is via the well maintained close with security entrance system. Proceed up the stairwell, No. 3 is the top left flat.

LOUNGE

Large living room with windows to the rear offering excellent views of Bar Hill. The floor area is laminate and the room boasts attractive neutral décor. Corner cupboard under the stairs.

KITCHEN

Contemporary fitted kitchen with base and wall mounted high gloss storage units. Extensive worksurface with sink and hob. The oven is integrated and the washing machine, tumble dryer and American fridge/freezer are all included in the rent. Room for a table and chairs. Superb views to the front. Tiled floor.

BEDROOM 1

The principle bedroom is large and has a corner cupboard with hanging space. Laminate flooring. Windows to the rear.

BEDROOM 2

Another double bedroom, again with laminate flooring. Windows to the front. Corner cupboard.

BEDROOM 3

The smallest bedroom is still a good size and boasts laminate flooring and contemporary décor.

BATHROOM

Fitted bathroom comprising of a bath, wash hand basin and W.C. Fitted electric shower. Fully tiled. Frosted glass window to the front allowing natural light in.

GARDENS/LOFT

Private residents grounds with drying areas to the rear. External coal-cellar style cupboard. Well insulated loft offering additional storage.

HEATING & DOUBLE GLAZING

Gas central heating with combi boiler. Double glazed throughout.

PROPERTY SUMMARY

A spacious and immaculately presented top floor maisonette flat in a central location with excellent views to both front and rear. Benefits from contemporary décor throughout as well as a modern kitchen and bathroom. This property would be ideal for someone looking for a spacious modern flat within close proximity to local amenities. Early viewing is recommended to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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 equal to at least 1 months rent and payable in advance. Rent is charged per calendar month and payable in advance each month.

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.

Your home is at risk if you do not keep up with rent payments. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

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 0ND