



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £21,450• Freshly redecorated• Lower Flat• Private front garden		

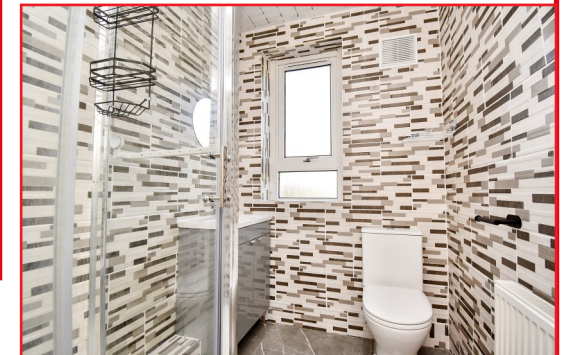
RENT

£715 P.C.M.

+ £715 Deposit

JOHNSTON AVENUE, KILSYTH

Offering a freshly redecorated home in a central part of Kilsyth is this spacious **two bedroom lower cottage flat** in Johnston Avenue. Presented to the rental market by award winning local agent Kelvin Valley Properties, this property benefits from private garden areas and from having both a front and a back door. Internally there is a large lounge, a fitted kitchen, two double bedrooms and a fitted shower room. Externally there is a private front garden and a section of private garden to rear as well as a shared drying area. 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 to the front entrance of number 15.

LOUNGE/DINING

Spacious lounge boasting an electric fireplace with an attractive surround and laminate flooring. Ample space for living room furniture and a table and chairs.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and hood. Window to the rear and tiled flooring. Door providing access to the rear of the property.

BEDROOM 1

Principle double bedroom with fitted wardrobes and a shelving area. Laminate flooring. Windows to the rear. Ample space for bedroom furniture.

BEDROOM 2

Another double bedroom with fitted mirrored wardrobes and ample space for bedroom furniture. Laminate flooring. Windows overlooking the front garden.

SHOWER ROOM

Fitted shower room with a shower in cabinet, wash hand basin in vanity unit and W.C. Textured glass window to the rear. Tiled walls and flooring.

GARDENS

There is a private front garden and a section of private garden to rear as well as a shared drying area.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A spacious and freshly redecorated lower cottage flat situated in central Johnston Avenue in Kilsyth. The property benefits from having private garden and areas and both a front and a back door. 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. 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

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 0LJ