



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £20,850• Central yet quiet location• Spacious interior• Enclosed front garden		

RENT

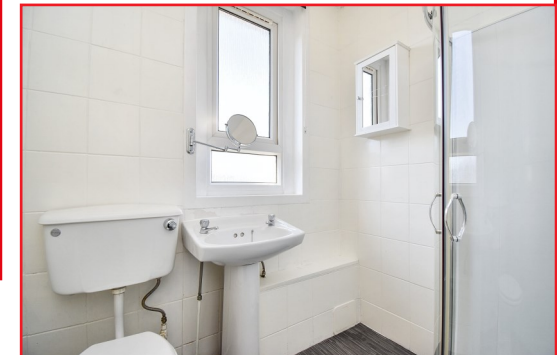
£695 P.C.M.

+ £695 Deposit

13 JARVIE CRESCENT, KILSYTH

A spacious **two bedroom upper cottage flat** situated on the quiet Jarvie Crescent in the popular town of Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, internally there are two double bedrooms, the larger with some storage and the second, which can also be used as a dining room or home office, off the lounge. There is also a bright and tidy kitchen with appliances and breakfasting area with bar stools, a shower room and a large lounge. Externally there is an attractive enclosed south facing private front garden with a small shed. There is also access to a storage cellar and there is a drying green to the rear, which is shared with the downstairs neighbour.

Early viewing of this flat is advised.



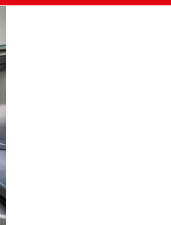
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Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 399703/320/09441 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND A



ENTRANCE

From the roadside, a pathway leads to the front door which is positioned in the front of the building.

LOUNGE

Well-proportioned living room with double window to the rear with attractive views towards the Kilsyth Hills. Carpeted floor area.

KITCHEN

L-shaped kitchen has windows to the rear and side of the property. Fitted units with plenty of worksurfaces, breakfast bar with matching stools. The oven/hob-hood combo and a washing machine are included. Vinyl flooring.

BEDROOM 1

The large principle bedroom boasts neutral décor and two fitted storage cupboards. There is plenty of space for a double bed and any other bedroom furniture. Carpeted floor area.

BEDROOM 2

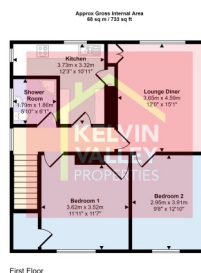
A further double bedroom, accessed from the lounge. With a window to the front overlooking the front garden. Carpeted floor area.

BATHROOM

Fitted bathroom comprising of W.C., pedestal wash hand basin and large corner shower cubicle. Tiled floors and vinyl flooring. Textured glass window to the side.

GARDENS

Attractive, enclosed and easy to maintain south-facing garden. Shed, cellar and access to drying green, shared with downstairs neighbour.



First Floor

HEATING & DOUBLE GLAZING

Gas Central Heating. The property benefits from full double glazing .

PROPERTY SUMMARY

A spacious two bedroom upper cottage flat in a sought-after neighbourhood. The property benefits from having a private front garden with a shed providing excellent storage. Early viewing is recommended as it is likely to be popular.

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 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 0LN