



Property Highlights

Number of Rooms	3	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Required annual earnings £19,050• First floor flat• Central location• Gas heating & Double glazing		

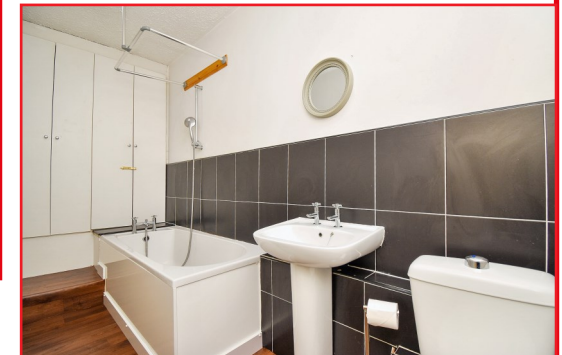
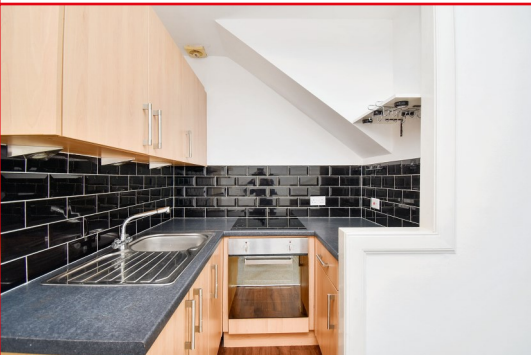
RENT

£635 P.C.M.

+ £635 Deposit

CRAIGMOUNT STREET, KIRKINTILLOCH

A rarely available **first floor flat**, accessed by an external stair from the rear courtyard, situated in a convenient central location with easy access to local amenities. Presented to the rental by award winning local agent Kelvin Valley Properties, this home offers excellent commuting with transport links nearby. Forming part of a traditional period character sandstone terrace, the property boasts a contemporary lounge with a kitchenette off the lounge, a double bedroom with quadruple fitted wardrobes and a large bathroom. Early viewing is advised to avoid disappointment.



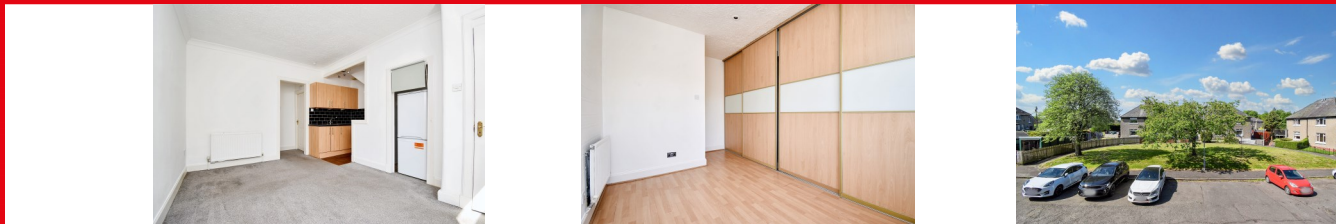
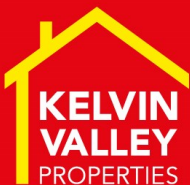
Local Office: 23 Main Street, Kilsyth, Near Glasgow G65 0AH

☎: 0800 133 7775

✉: lettings@kvps.co.uk

Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 1499521/240/04112 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND B



ENTRANCE

From the rear of the terrace, access the first stairwell. At the top of the stairs, flat 1/1 3A is on the left of the three.

LOUNGE

Spacious and bright lounge with large windows to the front. Ample room for living room furniture and a table and chairs. Carpeted floor area.

KITCHEN

Fitted kitchenette, with base and wall mounted storage units. Worksurface with integral sink and ceramic hob. Fitted oven, washing machine and fridge freezer included in the rent. Vinyl flooring.

BEDROOM

Well proportioned bedroom with large quadruple fitted wardrobes offering excellent storage. Laminate flooring. Windows to rear.

BATHROOM

Three piece suite comprising of a bath, wash hand basin and W.C. Shower over bath. Vinyl flooring. Fitted storage cupboards to the rear.

GARDENS

Communal residents' drying area to rear courtyard. Ample on street car parking to the front and side of the property.

HEATING & DOUBLE GLAZING

The property benefits from full double glazing and gas central heating.



PROPERTY SUMMARY

An attractive one bedroom flat close to the centre of town, local amenities, bus & other transport routes. The property is available now and we recommend moving quickly to secure it and avoid disappointment.

AREA SUMMARY

Kirkintilloch offers a number of amenities including shops and primary & secondary schools. The nearby link road to the M80 has improved commuting with Glasgow, Edinburgh and Stirling. Local to the property, there are a selection of small shops. In the nearby town centre there is a much larger selection, including a Tesco & a Sainsburys as well as many bars & restaurants. There are also plenty of good walks as the Forth & Clyde canal passes through the town.

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

G66 3EL