



Property Highlights

Number of Rooms	7	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £40,500• Garage & driveway• GCH & Double Glazing• Private Gardens		

RENT

£1350 P.C.M.

+ £1350 Deposit

LAIRDS HILL PLACE, KILSYTH

Kelvin Valley Properties are delighted to present to the market this **stunning three bedroom detached house with a garage** in the highly desirable area of Lairds Hill Place, Kilsyth. This immaculate property has a large lounge, modern fitted kitchen & dining area, 3 bedrooms (2 of which are doubles), a shower room on the ground floor and a 2nd family bathroom upstairs. It has a clean modern finish throughout and would make a fantastic family home. Externally there is a small area of garden to the front and a enclosed garden to the rear. A 2-car monobloc driveway leading to a single garage is also included with the rental.

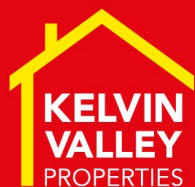
A rare find in the Kilsyth rental market.



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: 904910/320/01081/ REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND E



ENTRANCE

Access is via the two car monobloc driveway leading from the roadside to the front door. There is a small area of garden to the front and a gate to the rear garden at the rear of the property.

RECEPTION

The front door leads into the carpeted hallway with neutral decor. All rooms on the lower level are accessed from here.

BEDROOM 1

Spacious double bedroom with window to the front. Fitted wardrobes. Modern décor. Carpeted floor area.

BEDROOM 2

Another double bedroom with fitted storage. 2 windows overlooking the rear garden allowing plenty of natural light into the room. Carpeted floor area.

BEDROOM 3

On the ground floor, the smallest of the 3 bedrooms has a large window out to the front. Carpeted floor area.

KITCHEN / DINING AREA

Modern fitted kitchen with plenty of storage units and worksurfaces. Integral sink, oven/hob/hood, dishwasher, washing machine and fridge/freezer are all included. To the side there is a window overlooking the rear garden and a door out to the garden area. Further work surfaces and storage are provided in the dining area which has ample space for a dining table and chairs. Patio doors allow access to the rear garden from here. Laminate flooring.

SHOWER ROOM

Modern fully tiled shower room with fitted three piece suite comprising W.C, W.H.B in vanity and shower cubicle. A textured glass window allows plenty of natural light into the room and a full height radiator.

LOUNGE

The lounge is spacious and has a large window which looks out to the front allowing plenty of light into the room. The room has neutral décor and a carpeted floor area.

BATHROOM

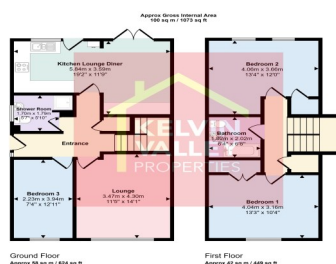
Modern, fitted three piece suite comprising W.C, W.H.B in vanity and a bath with shower above and screen. There is a window allowing plenty of natural light into the room.

GARDENS & GARAGE

Small area of garden to the front and a large enclosed area to the rear. The rear garden has an area laid to lawn and also patio. Driveway with garage included.

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. Access to the motorway is nearby.



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 9EX