



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £20,850• Modern kitchen & bathroom• Gardens, greenhouse and cellar• GCH and Double Glazing		

RENT

£695 P.C.M.

+ £695 Deposit

COURTHILL CRESCENT, KILSYTH

A contemporary **two bedroom upper cottage flat** on Courthill Crescent in Kilsyth. Presented to the rental market by award winning local agent Kelvin Valley Properties, this home offers a spacious living environment, a shared drying green and a private garden space with a greenhouse. Internally there is a large lounge, a modern fitted kitchen, two double bedrooms and a fitted bathroom. Early viewing is advised for this property.

AVAILABLE 1ST JULY 2025!



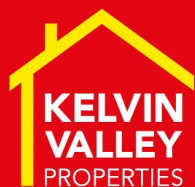
Local Office: 23 Main Street, Kilsyth, Near Glasgow G65 0AH

☎: 0800 133 7775

✉: lettings@kvps.co.uk

Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 1609930/100/24062 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND A



ENTRANCE

From the roadside, there are a few steps down to the path. The entrance door is to the front of the building and opens onto the stairway to the upper hall. This gives access to all the rooms, apart from the second bedroom, which is off the lounge.

LOUNGE

Spacious lounge with neutral decor. Windows to the rear looking out over the Campsie Hills. Feature fireplace, carpeted floor area, and plenty of space for furniture.

KITCHEN

Stylish and modern kitchen with white gloss base and wall mounted storage units and extensive worksurfaces with a feature sink. Electric oven, ceramic hob and hood included. Bays for further appliances and space for a table and chairs.

BEDROOM 1

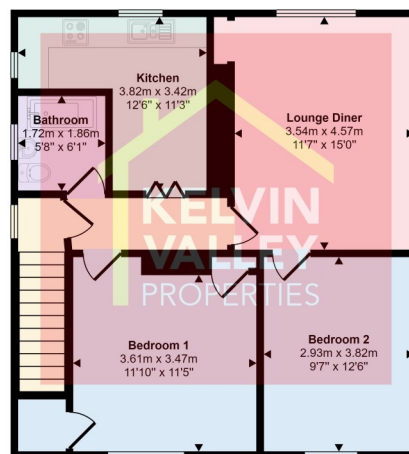
Well-proportioned double bedroom to the front, with a storage cupboard and carpeted floor area.

BEDROOM 2

A further double bedroom, this time off the lounge. Carpeted floor area.

BATHROOM

Fitted bathroom with an electric shower over bath, wash hand basin in vanity unit, and W.C. Wet wall paneling. Textured glass window to the side.



GARDENS

To the rear, there is a shared drying green and a private garden area with a greenhouse. There is also a cellar to the side of the property for garden storage.

AREA DETAILS

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. Howe Road is on the local bus routes. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh, and Stirling on to the 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 call us on

01236 825999



Post Code for Sat Nav

G65 0EN