



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Required annual earnings £20,850</li><li>• Freshly redecorated</li><li>• Lower cottage flat</li><li>• Private garden area</li></ul>		

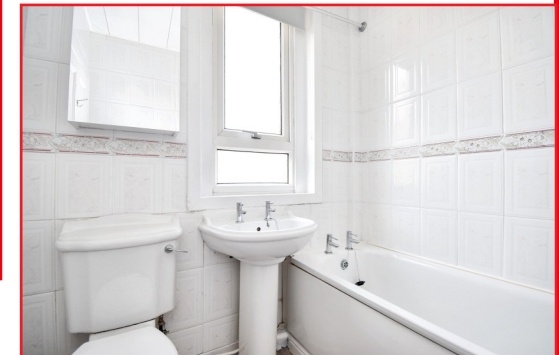
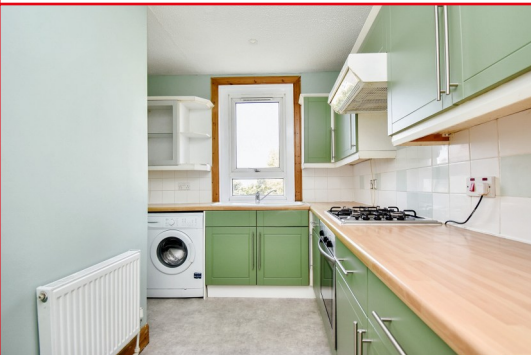
**RENT**

**£695 P.C.M.**

**+ £695 Deposit**

## JARVIE CRESCENT, KILSYTH

A spacious and freshly redecorated **two bedroom lower cottage flat** on Jarvie Crescent in the popular town of Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this home benefits from having a private garden area and a shared green to the rear. Internally there is a large lounge, fitted kitchen, two double bedrooms and a bathroom. Early viewing is advised to avoid disappointment.



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

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**LARN: 1903064 / LRN: 399703/320/09441 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A**



## ENTRANCE

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

## LOUNGE/DINING

Well-proportioned living room with a double window to the rear and an electric fireplace with an attractive surround. Newly fitted carpet. Plenty of space for living room and a table and chairs.

## KITCHEN

Large L-shaped kitchen with windows to the rear and side of the property. Base and wall mounted fitted storage units with extensive work surface. The washing machine, tumble dryer and oven/hob/hood are all included. Vinyl flooring.

## BEDROOM 1

The large principle bedroom is freshly redecorated and offers ample space for bedroom furniture. The floor area is laid with a new carpet.

## BEDROOM 2

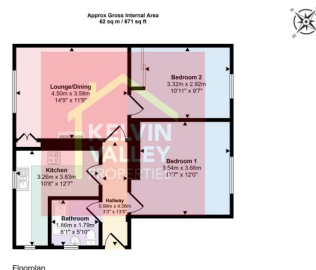
A further double bedroom, accessed from the lounge. This bedroom has fitted wardrobes and again has a newly fitted carpet.

## BATHROOM

Three piece suite comprising of a W.C., wash hand basin and a bath with an electric shower above. Textured glass window to the side. Vinyl floor and tiled walls.

## GARDENS, DRIVEWAY & GARAGE

The property includes a private driveway and a section of private garden. In addition, there is a shared drying green to the rear of the property.



## HEATING & DOUBLE GLAZING

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

## PROPERTY SUMMARY

A freshly redecorated and spacious lower cottage flat in a quiet neighbourhood. Benefits from having a private garden area and a shared drying green. Early viewing of the property is recommended.

## 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

Apply online, by appointment only through

**Kelvin Valley Properties**

Please visit our website:

[www.kvps.co.uk](http://www.kvps.co.uk)

or email us at

[lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)



**Post Code for Sat Nav**

**G65 0LN**