



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Required annual earnings £21,450</li><li>• Upper floor flat</li><li>• Two double bedroom</li><li>• Private garden areas</li></ul>		

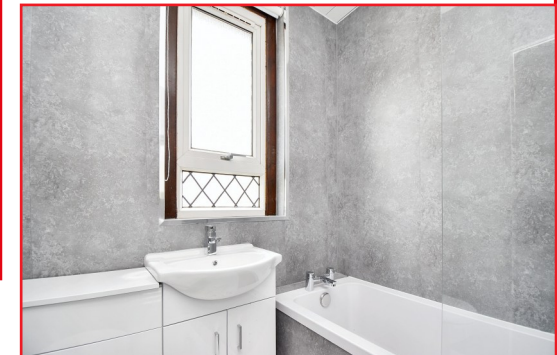
**RENT**

**£715 P.C.M.**

**+ £715 Deposit**

## JARVIE CRESCENT, KILSYTH

A fantastic opportunity to rent a newly refurbished **two bedroom upper cottage flat** on Jarvie Crescent in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property benefits from a modern interior and large rooms throughout. Internally there is a lounge, modern fitted kitchen, two double bedrooms and a newly fitted bathroom. Externally there is a section of private garden to the front and rear, a shared driveway and a shared drying area to the rear. Early viewing is advised to avoid disappointment.



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

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**LARN: 1903064 / LRN: NLA-1491910-25 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A**



## ENTRANCE

From the roadside, proceed to the front entrance of number 50. The stairs lead to all the rooms located on the upper floor.

## LOUNGE/DINING

Large lounge with ample space for living room furniture and a dining table and chairs. Windows overlooking the rear garden. Carpeted floor area and freshly redecorated.

## KITCHEN

Modern fitted kitchen with fitted storage units and extensive work surfaces with integral sink, oven and hob. Vinyl flooring and windows to the rear and side of the property. The washing machine is included in the rent. Breakfast bar area also in this room.

## BEDROOM 1

Principle bedroom with a corner cupboard, offering excellent storage. Carpeted floor area. Windows to the front.

## BEDROOM 2

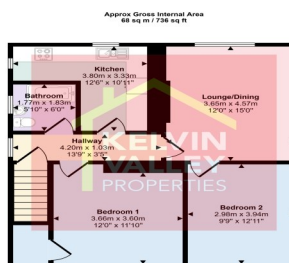
A further double bedroom with ample space for bedroom furniture and a carpeted floor area. Window to the front.

## BATHROOM

Newly fitted modern bathroom with a shower over the bath, heated towel radiator, mirror, wash hand basin in vanity unit and W.C. Wet wall panelling. Textured glass window to the side of the property.

## GARDENS

There is a section of private garden to the front and rear, a shared driveway and a shared drying area to the rear.



Floorplan

## HEATING & DOUBLE GLAZING

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

## PROPERTY SUMMARY

A modern and recently refurbished two bedroom upper cottage flat on Jarvie Crescent, Kilsyth. The property benefits from having large rooms throughout and private garden areas. Early viewing is advised.

## AREA SUMMARY

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. 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**