



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Rare period property</li><li>• Sought-after village location</li><li>• Spacious interior</li><li>• Easy commuting</li></ul>		

**RENT**

**£799 P.C.M.**

**+ £799 Deposit**

## CRAIGHEAD ROAD, MILTON OF CAMPSIE

A well presented **two bedroom upper floor flat** in the heart of the village of Milton of Campsie, East Dunbartonshire. Presented to the market by award winning local agent Kelvin Valley Properties, the property is in a traditional sandstone building and is entered via a close from the pebbled garden to the front. Internally there is a lounge, a kitchen with appliances, two bedrooms and a fitted bathroom. Externally there is access to a shared drying area at the rear of the property. Early viewing is advised to avoid disappointment.



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

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**LARN: 1903064 - LRN: 1693796/200/29112 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND B**



## ENTRANCE

From the on street parking, proceed into the close and up the stairs to the front entrance.

## LOUNGE

To the front of the property, the spacious lounge boasts a double window formation. Neutral décor and a carpeted floor area. Ample space for furniture.

## KITCHEN

Attractive fitted kitchen with base and wall mounted storage cupboards and work surfaces. There are various appliances included: A gas hob; electric oven, extractor hood, washing machine and a free standing fridge/freezer. Tiled flooring.

## BEDROOM 1

This spacious bedroom has a double window formation to the front. Neutral décor and laminate flooring.

## BEDROOM 2

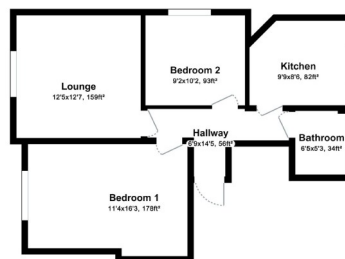
Located to the side of the property, this room has a single window. Finished neutral décor and a carpeted floor area.

## BATHROOM

To the rear of the property with frosted glass, a privacy blind and mirror. The fitted bathroom comprises of a W.C., sink and an electric shower with a glass screen over the bath. Part tiled walls and vinyl flooring.

## GARDENS

The upper flat has access to the shared drying green to the rear.



For illustration purposes only. Not to scale.

## HEATING & DOUBLE GLAZING

Gas Central Heating. Double glazing throughout.

## PROPERTY SUMMARY

A rare opportunity to rent a two bedroom period sandstone upper flat in a sought-after village location. Early viewing is advised to avoid disappointment.

## AREA SUMMARY

Milton of Campsie offers a number of amenities: shops, health, leisure & sports facilities, and a primary school opposite. Nearby Kirkintilloch has many more amenities with major supermarkets and local shops. Lenzie train station provides rail links with Glasgow, Edinburgh and Stirling. All major motorway networks are only a short drive away, as are the Campsie Hills, Loch Lomond and the Trossachs.

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](http://www.kvps.co.uk)**  
or call us on  
**01236 825999**



**Post Code for Sat Nav**

**G66 8DL**