



### Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none"><li>• Required annual earnings £18,750</li><li>• Ground floor flat</li><li>• Well presented interior</li><li>• Shared drying area</li></ul>		

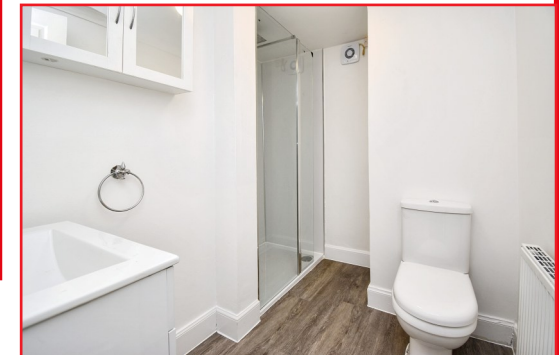
**RENT**

**£625 P.C.M.**

**+ £625 Deposit**

## REGISTER ROAD, KILSYTH

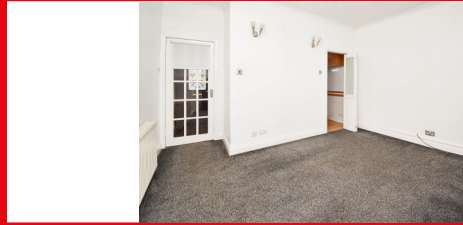
A well presented **one bedroom ground floor flat** on Register Road Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property has a spacious lounge, galley kitchen, shower room and a double bedroom with both wardrobes & cupboard. Externally there are residents' drying areas to the rear. Early viewing is advised to avoid disappointment.



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

**☎:(01236) 825999    ✉: [lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)    ☎: (01236) 826699    Web: [www.kvps.co.uk/lettings](http://www.kvps.co.uk/lettings)**

**LARN: 1903064 - LRN: 178591/320/04010 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A**



## ENTRANCE

Access is from the roadside, where you access the front door on the left.

## LOUNGE

The spacious lounge is carpeted and boasts neutral décor. Plenty of space for furniture.

## KITCHEN

Galley kitchen with fitted storage units. Worksurface with integral sink. The Cooker is included in the rent, other appliances are not. Window to the front.

## BEDROOM

Double bedroom with fitted wardrobes and a large walk-in cupboard. Carpeted floor area. Window to the side. Ample space for bedroom furniture.

## SHOWER ROOM

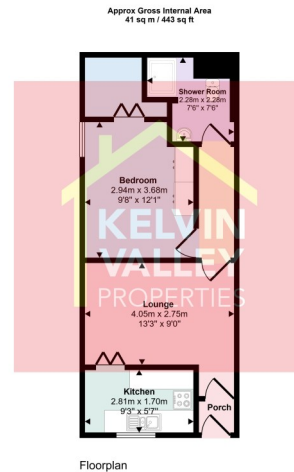
Newly fitted shower room with a shower in cabinet, wash hand basin in vanity unit and a W.C. Vinyl floor.

## GARDENS

Resident's grounds with drying areas to the rear.

## HEATING & DOUBLE GLAZING

Gas Central Heating. Double glazing.



## PROPERTY SUMMARY

A well presented ground floor flat on Register Road in Kilsyth. Early viewing is advised to avoid disappointment.

## AREA DETAILS

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 equal to at least 1 months rent and payable in advance. Rent is charged per calendar month and payable in advance each month.

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.

Your home is at risk if you do not keep up with rent payments. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

**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**

**G65 0DS**