



Property Highlights

Number of Rooms	12	Bedrooms	4
Key Features	• Required annual earnings £47,850 • Townhouse • Four double bedrooms • Desirable area		

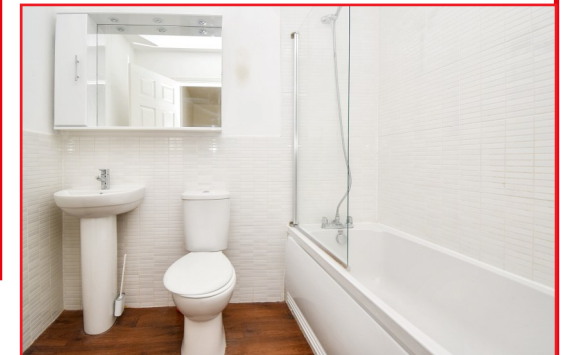
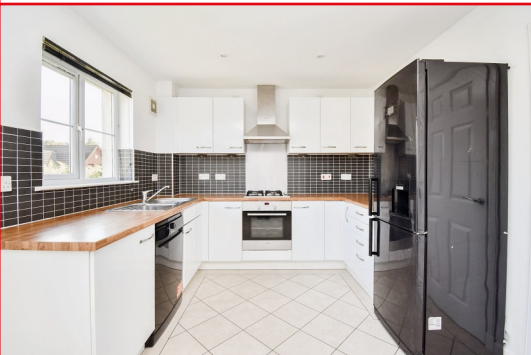
RENT

£1595 P.C.M.

+ £1595 Deposit

BANKWOOD DRIVE, KILSYTH

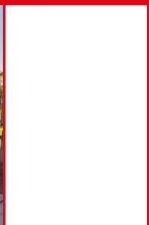
A spacious property in the desirable Bankwood Drive cul-de-sac, situated close to the centre of the town of Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, this **four bedroom townhouse** was constructed in 2011 by Dawn Homes and is formed over three levels. Internally the property offers spacious family living with a large lounge, dining kitchen, four double bedrooms (the principle is en-suite), a main family bathroom and two cloakrooms (one on the ground floor and one on the first floor). Externally there is a monoblock driveway to the front and a garden to the rear, laid to lawn. Balcony to the front looking towards the local bowling club and greenspace behind. Early viewing is advised to avoid disappointment.



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

Tel: 0800 133 7775 Email: lettings@kvps.co.uk Website: www.kvps.co.uk

LARN: 1903064 / LRN: 349015/320/25091 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND E



LOUNGE

Exceptionally large living room with a double window to the front and French doors leading onto the balcony. Ample room for sizeable furniture. Carpeted floor area.

KITCHEN

Large dining kitchen with ample room for a table and chairs. Modern kitchen with base and wall mounted storage units and extensive work surfaces. Splashback tiling. Integrated sink, oven, hob and hood. Fridge/freezer included. Tiled flooring in here. Down lighting provided by spotlights. Windows to the rear.

BEDROOM 1

Principle bedroom with a double window to the rear. Carpeted floor area. Large walk-in wardrobe providing excellent storage. Plenty of room for large bedroom furniture. En-suite with a shower, sink and a W.C.

BEDROOM 2

A good double size bedroom with fitted wardrobes and a carpeted floor area. Window to the front.

BEDROOM 3

Another double bedroom, again with fitted wardrobes and a carpeted floor area.

BEDROOM 4

Downstairs room which could be used as a double bedroom, family room or home office. Carpeted floor area. Patio doors to the garden.

BATHROOM

Fitted family bathroom on the upper level with a three piece bathroom suite. Shower attachments to bath taps, wash hand basin and a W.C. Vinyl floor and splash back tiling.

GARDENS, DRIVEWAY & BALCONY

Externally there is a monoblock driveway to the front and a garden to the rear, laid to lawn. Balcony to the front looking towards the local bowling club and greenspace behind.

UTILITY ROOM

Useful utility room on the ground floor with sink and fitted units. Washing machine included in the rent. Space for a tumble dryer if required.

CLOAKS 1

Useful room on the ground floor with a wash hand basin and W.C. Laminate flooring.

CLOAKS 2

Another cloakroom on the first floor, again with a wash hand basin and W.C.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A spacious four bedroom Townhouse on the desirable Bankwood Drive cul-de-sac in Kilsyth. The property offers spacious family living over three levels and benefits from it's close proximity to Kilsyth Town Centre. Early viewing is advised to avoid disappointment.

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

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

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lettings@kvps.co.uk



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