



### Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none"><li>• Upper floor flat</li><li>• Attractive period property</li><li>• Large rooms throughout</li><li>• Section of private garden to rear</li></ul>		

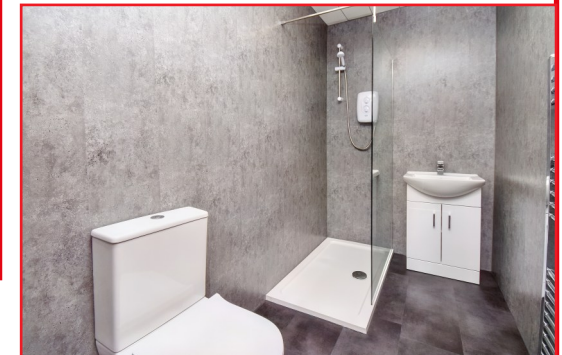
**RENT**

**£625 P.C.M.**

**+ £625 Deposit**

## BROAD STREET, DENNY

A well presented and **spacious one bedroom period upper floor flat** close to the centre of Denny. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a large lounge, fitted breakfasting kitchen, fitted shower room, and a large bedroom with a walk-in storage cupboard. Externally, there is a section of private garden to the rear. Early viewing of this spacious and seldom available flat is strongly advised.



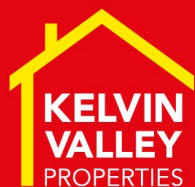
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**LARN: 1903064 - LRN: 1499521/240/04112 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A**



## ENTRANCE

Access from the rear of the building, via an external staircase leading to the front door.

## LOUNGE

The spacious lounge has windows to the front allowing plenty of natural light in. The floor area is carpeted accompanied with neutral décor. Ample space for furniture.

## KITCHEN

Fitted kitchen with plenty of storage units and fitted worktops. Integral sink, oven, hood and hob. Fitted breakfast bar. Vinyl flooring. Appliances not included.

## BEDROOM

Spacious double bedroom with fitted window to the rear. Plenty of space for furniture. Large walk-in storage cupboard in the corner. Carpeted floor area.

## SHOWER ROOM

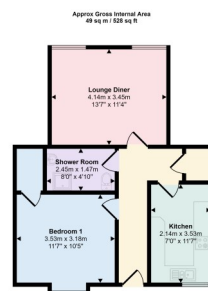
Fitted shower room consisting of a walk-in shower, wash hand basin and a W.C. There is wet wall panelling, uPVC ceiling with spotlights, and vinyl flooring, as well as a heated towel radiator.

## GARDENS

Private section of garden to the rear of the property.

## HEATING & DOUBLE GLAZING

Gas Central Heating and double glazing throughout.



## PROPERTY SUMMARY

A great opportunity for a tenant to rent a well presented one bedroom period property, in a central location close to local amenities. These flats seldom come onto the rental market, so early viewing is advised to avoid disappointment.

## AREA DETAILS

Denny offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities. It is ideally positioned in central Scotland with excellent commuting to Falkirk, Stirling, Edinburgh and Glasgow. Nearby Larbert Train Station is only 3.4 miles from the property and provides an excellent rail link. 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 call us on

**01236 825999**



**Post Code for Sat Nav**

**FK6 6DX**