



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £21,450• Upper cottage flat• Two double bedrooms• Council tax band A		

RENT

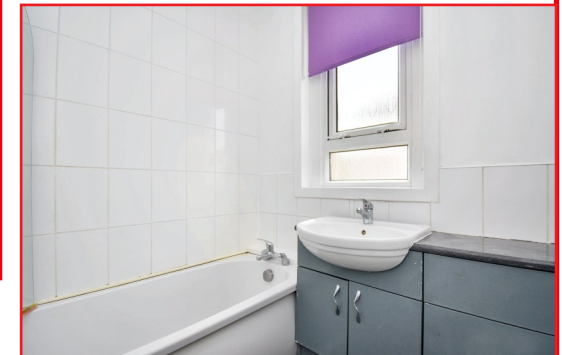
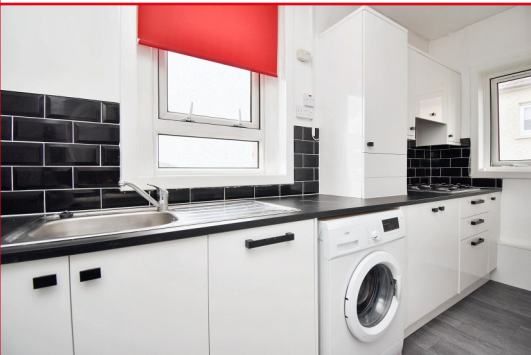
£715 P.C.M.

+ £715 Deposit

BARLANDFAULD STREET, KILSYTH

A spacious **two bedroom upper cottage flat** on popular Barlandfauld Street in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a large lounge, a fitted kitchen, two double bedrooms and a fitted bathroom. Externally there is a private section of decking, a cellar and a garden shed in the private area of garden to the rear, which is laid to lawn. The drying green is shared with the downstairs neighbour.

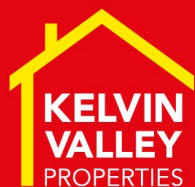
Early viewing of this home is recommended.



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

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LARN: 1903064 / LRN: 1312454/320/21102 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed along the path to the front entrance of number 38.

LOUNGE / DINING

The spacious lounge looks out to the rear and has excellent views towards Barr Hill from the property's elevated position. The floor area is laminate and there is plenty of space for both living room and dining furniture.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units. Extensive worksurfaces with an integral sink, oven, hood, hob, fridge/freezer and dishwasher. The washing machine is also included. Windows to both sides.

BEDROOM 1

Spacious principle bedroom offering plenty of room for furniture. Corner cupboard extending over the stairwell provides excellent storage. Double window. Laminate flooring.

BEDROOM 2

This is also a good-sized double bedroom, also to the front. Carpeted floor area. Ample space for bedroom furniture.

BATHROOM

Fitted bathroom with a bath, wash hand basin in vanity unit, heated towel radiator, and a W.C. Shower and shower screen fitted above the bath. Textured glass window to the side allowing natural light into the room. Part tiled walls and tiled flooring.

GARDENS

There is a shared drying green immediately to the rear of the property, then the remainder of the garden is exclusive to number 38. There is also a section of private decking to the side, a cellar and a garden shed.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A spacious two bedroom upper cottage flat, situated in a popular area of Kilsyth. The property benefits from having a section of private garden as well as a decking area. 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

or email us at

lettings@kvps.co.uk



Post Code for Sat Nav

G65 0BU