



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	• Required annual earnings £24,450 • Well presented interior • Central location • Designated parking space		

RENT

£815 P.C.M.

+ £815 Deposit

BURNBANK TERRACE, KILSYTH

A traditional **two bedroom upper floor flat** on the quiet and central Burnbank Terrace in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, internally there is a large lounge, fitted kitchen, two double bedrooms and a bathroom with a shower over the bath. Externally, the property benefits from having a designated parking space and stone chipped garden area.

Early viewing is advised to avoid disappointment on this rarely available and highly sought-after property.



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: 392668/320/04291 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND C



ENTRANCE

From the roadside, proceed through the archway and up the external stairwell on the right hand side. The property is on the left at the top of the steps.

LOUNGE

The lounge is spacious, offering ample space for both dining and living room furniture. There is a double window to the front of the property, allowing in plenty of light. Carpeted floor area.

KITCHEN

Attractive fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink, hob and oven. The Fridge/freezer and washing machine are included in the rent. Window to the rear.

BATHROOM

Fully tiled with fitted suite comprising of a pedestal wash hand basin, W.C. and a shower over the bath.

BEDROOM 1

The principle bedroom boasts excellent storage in the form of two cupboards. The room is large with ample room for bedroom furniture. Carpeted floor area. Views overlooking the Burngreen Park.

BEDROOM 2

This bedroom is another bright and well presented double room. Carpeted floor area. Window to the front.

GARDEN & PARKING

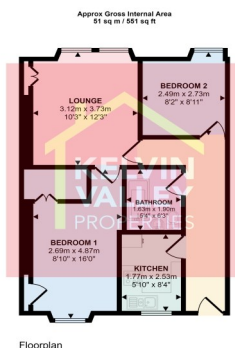
There is a stoned chipped area of private garden. There is also a designated parking space included in the let.

HEATING & DOUBLE GLAZING

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

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling 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 many 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

or call us on

01236 825999



Post Code for Sat Nav

G65 0AE