



### Property Highlights

|                 |                                                                                                                                                         |          |   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|
| Number of Rooms | 5                                                                                                                                                       | Bedrooms | 2 |
| Key Features    | <ul style="list-style-type: none"><li>• Required earnings of £27,300</li><li>• Sought-after area</li><li>• Large rooms</li><li>• Two bedrooms</li></ul> |          |   |

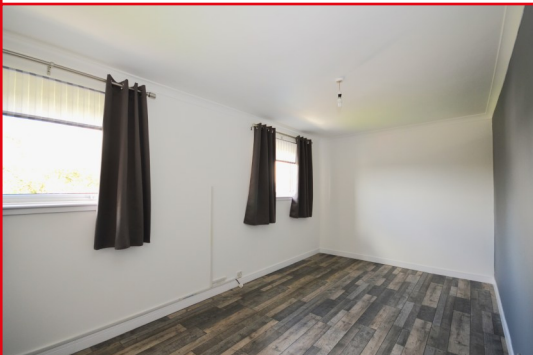
**RENT**

**£910 P.C.M.**

**+ £910 Deposit**

## BARBEGS CRESCENT, CROY

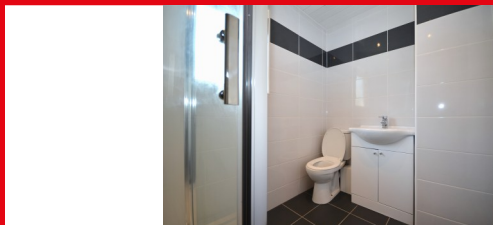
This well presented **two bedroom terraced house** is situated in popular Barbegs Crescent in Croy, situated very close to Croy Train Station, the property is in a fabulous position to take advantage of commuting to Glasgow, Edinburgh, Falkirk and Stirling. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts a spacious lounge/dining area, a fitted kitchen with utility space, two double bedrooms and fitted shower room. Externally there is a small private garden to the front and an enclosed garden area 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: 1743325/320/09032 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A**



## ENTRANCE

From the on street parking bays, proceed up the steps to the front porch door.

## LOUNGE/DINING

Large living room with a window to the front and rear. This room boasts neutral décor with laminated grey wood effect flooring. Plenty of room for living and dining room furniture.

## KITCHEN/ UTILITY

The utility area boasts useful storage, with a fridge and a freezer included. This leads to a galley style kitchen with a large opening to the lounge. Generous worksurfaces, base and wall mounted storage units. The oven, ceramic hob, dishwasher, and washing machine are all included in the rent. There is a glazed door offering access to the rear garden.

## BEDROOM 1

The large principle bedroom has two windows to the front of the property. It has neutral décor and laminated wood effect flooring. There is also a useful storage cupboard.

## BEDROOM 2

Another double bedroom to the rear with a carpeted floor area. Neutral décor and also benefits from wall-to-wall fitted wardrobes, one with a mirror and offering excellent storage.

## SHOWER ROOM

Fitted shower room with a shower in cubicle, wash-hand basin and W.C. Fully tiled with a window to the rear.



Ground Floor



1st Floor

## GARDENS/PARKING

The property offers a front and a rear garden with a slabbed patio and an area of lawn. Ample on street parking bays.

## HEATING & DOUBLE GLAZING

Gas central heating & double glazing throughout.

## AREA SUMMARY

Croy is a small & quiet village situated approx. 1 mile from Kilsyth. The village boasts a very useful (central) railway station which provides a regular link with Glasgow, Edinburgh and Stirling on to North & South. There are some local amenities in Croy and nearby Kilsyth and Cumbernauld offer many more including shops, health & leisure, primary & secondary schools and sports facilities as well as a number of historic tourist attractions. All major motorway networks (M8/M74) 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 9JA**