



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	• Required annual earnings £18,300 • Upper cottage flat • Recently redecorated • Private garden area		

RENT

£610 P.C.M.

+ £610 Deposit

DONALDSON AVENUE, KILSYTH

A recently redecorated **one bedroom upper cottage flat** on Donaldson Avenue in Kilsyth, offering a spacious and well presented living environment. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property features a lounge/dining area, a fitted kitchen, a double bedroom and a shower room. Externally there is a private garden area to the rear. 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: 535874/320/20122 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed down the pathway to the side of the property. Number 28 is the second entrance on the right.

LOUNGE/DINING

Spacious lounge to the front of the property, offering ample space for living room furniture and a table and chairs. Carpeted floor area.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces with an integral sink and a cooker. Vinyl flooring. Windows to the front and side. Plenty of space for appliances and ample storage space.

BEDROOM

Spacious double bedroom with ample space for bedroom furniture and a large fitted storage cupboard. Access to the loft in here.

SHOWER ROOM

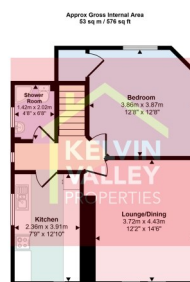
Fitted shower room with a shower in cabinet, heated towel radiator, wash hand basin and a W.C. Tiled walls and flooring. Textured glass window to the side.

GARDENS

Externally there is a private garden area to the rear

HEATING & DOUBLE GLAZING

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



First Floor

PROPERTY SUMMARY

A spacious one bedroom upper floor flat with a private garden area on Donaldson Avenue in Kilsyth. The property benefits from having a spacious and recently redecorated interior. 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 0DH