



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	• Required annual earnings £24,450 • Lower cottage flat • Three bedrooms • Modern kitchen and bathroom		

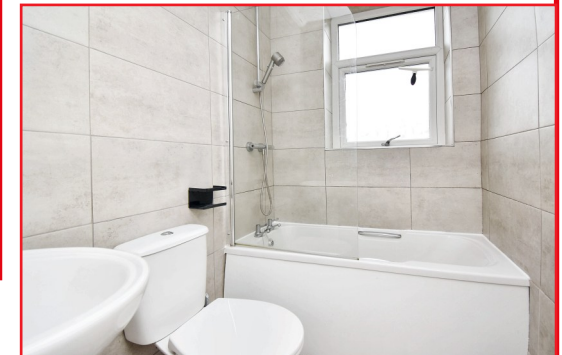
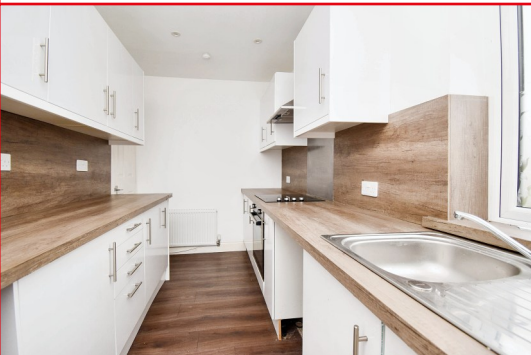
RENT

£815 P.C.M.

+ £815 Deposit

CUILMUIR VIEW, CROY

Situated a short walk away from Croy Train Station is this **three bedroom lower cottage flat**, perfectly positioned for commuters to Glasgow, Edinburgh, Falkirk and Stirling. Presented to the rental market by award winning local agent Kelvin Valley Properties, this home boasts a contemporary interior as well as private front and rear gardens. Internally, there is a spacious lounge/dining area, a modern fitted kitchen, three bedrooms and a fitted bathroom. 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: 212339/320/16330 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed along the pathway to the front entrance, which is the second door on the right.

LOUNGE

The spacious lounge overlook the front garden. Neutral décor and a carpeted floor area. Ample space for both dining and living room furniture.

KITCHEN

Modern fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hood, and hob. The washing machine is also included in the rent. Laminate flooring.

BEDROOM 1

Spacious double bedroom boasting fitted wardrobes and a carpeted floor area. Ample space for bedroom furniture.

BEDROOM 2

Another bedroom with a carpeted floor area and ample space for bedroom furniture.

BEDROOM 3

A third bedroom with carpeted floor area and neutral décor.

BATHROOM

Modern fitted three piece suite comprising of a shower over the bath, wash hand basin and a W.C. Textured glass window. Tiled walls and vinyl flooring.

GARDENS

The property benefits from having private garden areas to both the front and rear.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A contemporary and spacious three bedroom lower cottage flat, ideally situated a short walk from Croy Train Station. Early viewing is advised to avoid disappointment.

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 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 9HQ