



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	• Required annual earnings £21,750 • Newly refurbished • Lower cottage flat • Two double bedrooms		

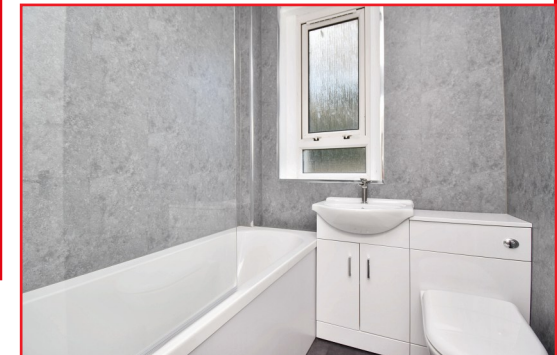
RENT

£725 P.C.M.

+ £725 Deposit

BARLANDFAULD STREET, KILSYTH

A newly refurbished **two bedroom lower cottage flat**, situated on popular Barlandfauld Street in Kilsyth. Presented to the rental market by award winning local Kelvin Valley Properties, this home boasts a spacious lounge/dining area, a newly fitted kitchen and bathroom as well as two double bedrooms. Externally, there are private garden areas to the rear and a shared drying area. 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: 1499521/240/04112 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed up the stairs to the entrance of the property, which is located in the side of the building.

LOUNGE

Spacious lounge/dining area which is freshly redecorated with a newly fitted carpet. Ample space for living/dining room furniture. Windows to the front. Attractive fireplace with a marble backing.

KITCHEN

Newly fitted kitchen with modern storage units and work surfaces. Integral sink, oven, hob and hood. Laminate flooring. Door offering access to the rear.

BEDROOM 1

Large bedroom with ample space for bedroom furniture and a carpeted floor area. Windows to the front. Corner storage cupboard.

BEDROOM 2

Another double bedroom with a window to the rear and carpeted floor area.

BATHROOM

Newly fitted bathroom comprising of a shower over the bath, heated towel radiator, wash hand basin in vanity unit and a W.C. Wet wall panelling and vinyl flooring.

GARDENS

There are private garden areas to the rear and a shared drying area.

HEATING & DOUBLE GLAZING

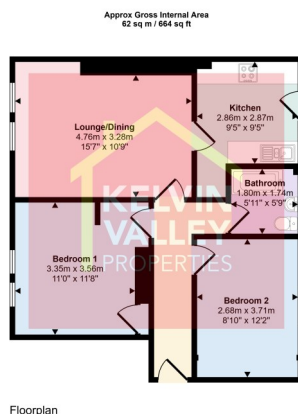
Gas central heating. The property also benefits from full quality double glazing

PROPERTY SUMMARY

A newly refurbished and modern home in a popular area of Kilsyth. The property offers a spacious living environment and benefits from having private garden areas to the rear of the property. 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 0BT