



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	• Required annual earnings £21,750 • Ground floor flat • Two double bedrooms • Council tax band A		

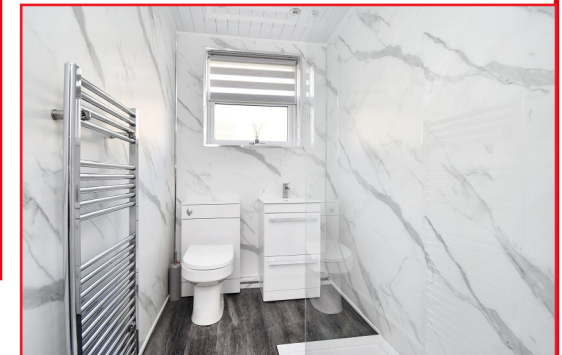
RENT

£725 P.C.M.

+ £725 Deposit

PARKFOOT STREET, KILSYTH

A centrally located and newly refurbished **two bedroom ground floor flat** on Parkfoot Street in Kilsyth. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property is immaculately presented, boasting a fresh and neutrally decorated interior as well as large rooms throughout. It is ideally situated for accessing local amenities due to it's close proximity to the town centre. Internally there is also a large lounge, a newly fitted kitchen, two double bedrooms and a modern fitted shower room. Externally there is a shared drying 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: 371371/320/03021 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

Access is via a short pathway that runs along the front of the terrace, leading to the communal door. This then accesses the front door for the property on the right.

LOUNGE/DINING

The spacious lounge boasts attractive modern décor and has a bay style window to the front. There is ample space for both living room furniture and also a dining table and chairs if desired. Laminate flooring.

KITCHEN

Newly fitted kitchen with modern base and wall mounted storage units. Extensive work surface with integral sink, oven, hob and hood. The washing machine is included in the rent. Vinyl flooring. Window to rear.

BEDROOM 1

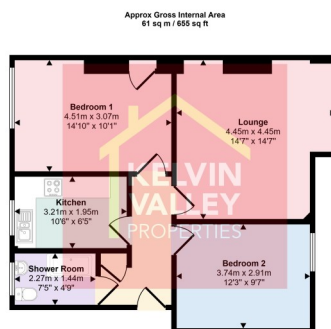
Spacious double bedroom with windows to the rear. Fitted cupboards and a carpeted floor area.

BEDROOM 2

Another spacious double bedroom, this time with a window to the front. Carpeted floor area.

SHOWER ROOM

Newly fitted shower room with a walk-in shower, wash hand basin in vanity unit, heated towel radiator and a W.C. Textured glass window to the rear, allowing natural light into the room. Vinyl flooring.



GARDENS

Externally there is a shared drying area to the rear.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A newly refurbished two bedroom ground floor flat on Parkfoot Street in Kilsyth. This property benefits from its central location and from being close to local amenities. Early viewing is advised to avoid disappointment.

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 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 9AB