



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	• Required annual earnings £18,750 • Ground floor flat • Contemporary interior • Council tax band A		

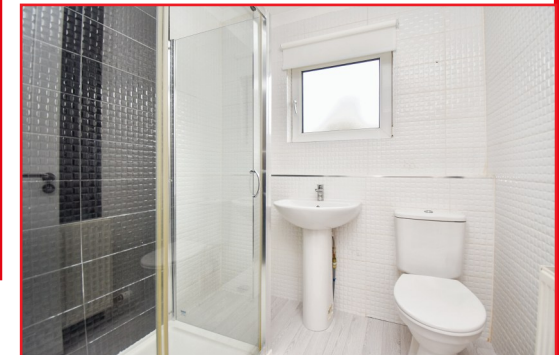
RENT

£625 P.C.M.

+ £625 Deposit

MAXWELL PLACE, KILSYTH

Situated close to the Burngreen Park, in the town centre is this beautifully presented **one bedroom ground floor flat** on Maxwell Place in Kilsyth. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property boasts a contemporary and freshly refurbished interior. Internally there is a large lounge/dining area, a fitted kitchen, a double bedroom and a fitted shower room. Externally there is ample parking available at the front of the property and shared resident gardens/drying areas. In addition, there is an external storage cupboard at the front entrance of the property. 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: 35190/320/13361 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the residents parking, proceed into the close and number 1 is on the right hand side.

LOUNGE

The freshly refurbished lounge boasts contemporary décor and hard wood flooring. The electric fireplace is included in the rent. Storage cupboard in this room. Windows to the front, allowing plenty of light in.

KITCHEN

Modern fitted kitchen with fitted storage units and extensive work surface with integral sink, hob, hood, dishwasher and microwave/oven. The fridge/freezer and washing machine are not included in the rent.

BEDROOM

The principle bedroom boasts excellent storage in the form of a fitted mirrored wardrobe. Windows to the rear. Hard wood flooring.

SHOWER ROOM

Fitted shower room with a shower in cabinet, wash hand basin and W.C. Tiled walls and vinyl flooring. Textured glass window to the rear.

GARDENS & PARKING

There is ample parking available at the front of the property and shared resident gardens/drying areas.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

Newly refurbished and contemporary one bedroom ground floor flat on Maxwell Place in Kilsyth. The property benefits from it's central location and beautifully presented interior. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, 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. All major motorway networks are only a short drive away.



Floorplan

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 0HQ