



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	• Required annual earnings £25,500 • Large maisonette flat • Three double bedrooms • Centrally located		

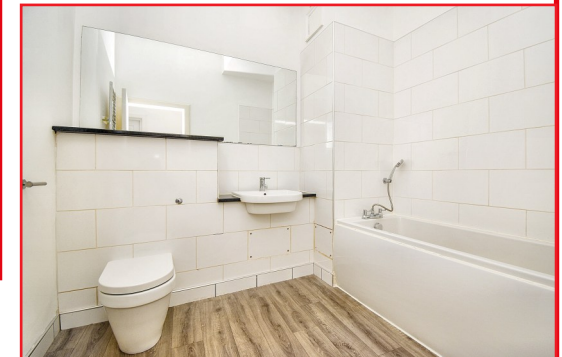
RENT

£850 P.C.M.

+ £850 Deposit

MAIN STREET, KILSYTH

Situated in the very heart of Kilsyth Main Street is this spacious **three bedroom upper period conversion**. Presented to the market by award winning local agent Kelvin Valley Properties, this property benefits from being newly redecorated with new floor coverings throughout. Internally, there is a large open plan lounge/dining area, a fitted kitchen, three double bedrooms, a downstairs bathroom and an upstairs shower room. Externally, there is a shared terrace to the front of the property.



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: 378991/320/01311 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND C



ENTRANCE

From the rear car park, proceed into the close and up the stairs to the front entrance of 1/4 36 Main Street (Door on right hand side).

LOUNGE / DINING

Large lounge/dining area with windows overlooking the Main Street in Kilsyth. Neutral décor and carpeted floor area in this room, offering extensive space for both dining and living room furniture.

KITCHEN

Fitted kitchen with base and wall mounted storage units. Integral sink, oven, hob, dishwasher and fridge/freezer. Tiled flooring. Situated adjacent to the lounge/dining area.

BEDROOM 1

Spacious double bedroom, benefitting from having a walk-in wardrobe and ample space for bedroom furniture. Windows overlooking the front terrace. Carpeted floor area.

BEDROOM 2

Another double bedroom with ample space for furniture and a carpeted floor area. Windows to the front of the property.

BEDROOM 3

A further double bedroom with windows overlooking Main Street in Kilsyth. Carpeted floor area.

BATHROOM

Downstairs bathroom comprising of a bath, wash hand basin and a W.C. Part tiled walls and laminate flooring.

SHOWER ROOM

Fitted shower room comprising of a shower in cabinet, wash hand basin, and a W.C. Part tiled walls and vinyl flooring.

GARDENS

To the rear of the property there is a shared terrace, with ample room for a table and chairs.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

Spacious three bedroom maisonette flat in the heart of Kilsyth on Main Street, offering a spacious living environment. 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 0AQ