



Property Highlights

Number of Rooms	7	Bedrooms	3
Key Features	• Required annual earnings £29,250 • End-terraced house • Three bedrooms • Council tax band A		

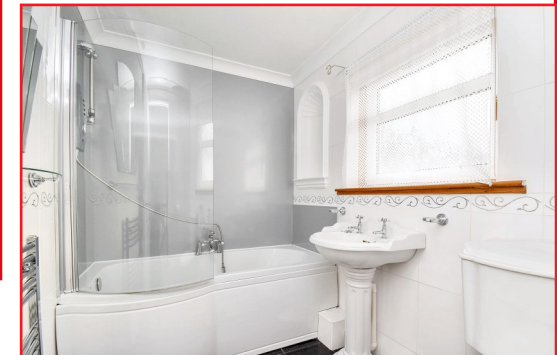
RENT

£975 P.C.M.

+ £975 Deposit

BARBEGS CRESCENT, KILSYTH

This is an excellent opportunity to rent a seldom available **three bedroom end-terraced house** in the popular village of Croy, only a short walk from the Train Station. Presented to the rental market by award winning local agent Kelvin Valley Properties, this spacious family home boasts a large lounge, separate dining room, a fitted kitchen, three bedrooms and a bathroom. Externally there are areas of private garden to all sides 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: 1352573/320/15012 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the residents parking, proceed along the pathway to the front entrance of the property.

LOUNGE

The lounge is spacious and has a window to the front and another to the side. Feature fireplace acts as the focal point of the room (no fire). Laminate flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and worksurfaces. Integral sink and fitted oven/hob/hood. There is also a washing machine and an integral fridge and freezer. Laminate flooring. Door accessing the side of the property. Window to the rear.

DINING ROOM

Adjacent to the kitchen, with laminate flooring and French Doors leading out to the rear garden.

BEDROOM 1

Large bedroom to the front of the property with a carpeted floor area and fitted storage.

BEDROOM 2

Double bedroom to the front with mirrored wardrobes and a carpeted floor area.

BEDROOM 3

Double bedroom with a window to the rear and laminate flooring.

BATHROOM

Fitted bathroom comprising of a bath, wash hand basin and a W.C. There is a shower fitted above the bath. Tiled floor and part tiled walls. Textured glass window to the rear.

GARDENS & PARKING

There are private gardens to all sides of the property as well as residents parking.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

A spacious and seldom available family home, situated a short walk from Croy Train Station and the local primary school. The property also benefits from it's close proximity to the M80 motorway for commuting. 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 9HZ