



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	• Required annual earnings £26,850 • Semi-detached home • Three bedrooms • Private gardens		

RENT

£895 P.C.M.

+ £895 Deposit

ALEXANDER AVENUE, TWECHAR

Situated in the quiet village of Twechar, is this contemporary **three bedroom semi-detached home**. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property offers a spacious living environment and benefits from having private gardens to the front and the rear. Internally, there is a lounge/dining area, a fitted kitchen, three bedrooms and a fitted bathroom. 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: 998190/200/18021 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, proceed to the front entrance of number 31.

LOUNGE / DINING

Lounge/dining area boasting a large picture window, overlooking the front garden. Ample space for living room furniture and a table/chairs. Neutral décor and laminate flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and worksurfaces. Integral sink, oven, hob, hood and fridge/freezer. Laminate flooring. Door providing access to rear utility area.

BEDROOM 1

Large bedroom to the front with fitted wardrobes and a carpeted floor area. Ample space for bedroom furniture.

BEDROOM 2

This is also a good sized double bedroom with a window to the rear and a carpeted floor area. Useful corner storage.

BEDROOM 3

A third bedroom with excellent storage in the form of fitted mirrored wardrobes and a separate storage cupboard. Laminate flooring. Window to the rear.

BATHROOM

Fitted bathroom comprising of a shower over the bath, heated towel radiator, wash hand basin in vanity unit and a W.C. Tiled walls and flooring. Textured glass window to the rear

GARDENS

There are private gardens to the front and rear, both laid to lawn.

HEATING & DOUBLE GLAZING

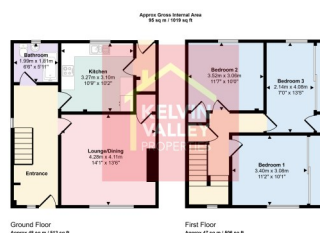
Gas central heating. The property also benefits from full quality double glazing

PROPERTY SUMMARY

A spacious and contemporary three bedroom semi-detached home, situated in a peaceful village location. Early viewing is advised to avoid disappointment.

AREA SUMMARY

Twechar is a small village situated near Kilsyth in central Scotland. There are a number of local amenities and the village is near to motorway and railway links. The village is within a few minutes drive of the larger towns of Kilsyth, Kirkintilloch and Cumbernauld, which offer many more amenities.



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 9RL