



### Property Highlights

Number of Rooms	<b>10</b>	Bedrooms	<b>3</b>
Key Features	<ul style="list-style-type: none"><li>• Required annual earnings £44,850</li><li>• Modern interior</li><li>• Large garden with patio</li><li>• Spacious family home</li></ul>		

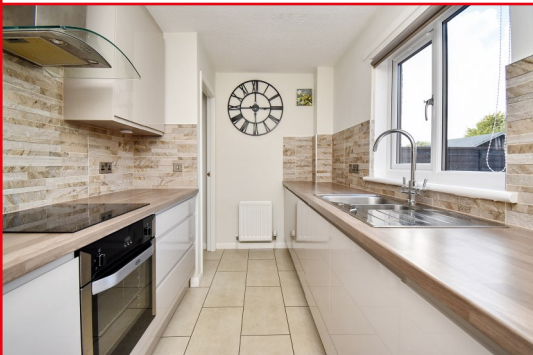
**RENT**

**£1,495 P.C.M.**

**+ £1,495 Deposit**

## BRIDGEND CRESCENT, MOODIESBURN

If you are looking to rent a spacious and modern family home then look no further than this 3 bedroom property. Award winning agent Kelvin Valley Properties are delighted to present to the rental market, this stunning detached villa on popular Bridgend Crescent in Moodiesburn. Internally the property boasts a large lounge, dining room, kitchen, a cloaks, utility room, three double bedrooms (one ensuite) and a fitted bathroom. Externally there is a double monoblock driveway, and a large garden laid to artificial turf with a patio area to the rear.



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**LARN: 1903064 / LRN: 5CHD-Y2K9-KJCF-QTR7 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND E**



## ENTRANCE

From the roadside, proceed across the driveway to the front entrance of the property.

## LOUNGE

The large lounge provides extensive space for living room furniture and provides a great space to relax or entertain. Window overlooking the front of the property. Laminate flooring. **Door leading to converted garage is locked and not included in let.**

## KITCHEN

Modern fitted kitchen with fitted storage units and extensive work surface with integral sink. The oven, hob, hood and fridge/freezer are included in the rent. Window to the rear. There is also access to a utility room just off the kitchen, incorporating a sink, storage cupboard and washing machine.

## BATHROOM

Fitted three piece suite comprising w.c., wash hand basin in vanity unit and bath with shower attachment. There is a textured glass window to the side.

## DINING ROOM

There is a dining room at the rear of the property. Table and chairs included. Patio and French doors opening onto the rear garden. Two velux windows on ceiling, offering plenty of natural light.

## BEDROOM 1

The primary double bedroom boasts excellent storage in the form of fitted wardrobes. There is also an ensuite just off this room with a laminate floor area.

## BEDROOM 2

Again this double bedroom has excellent storage with fitted wardrobes. Laminate flooring. Window to the front.

## BEDROOM 3

A third double bedroom with fitted wardrobes and laminate flooring. Windows overlooking the front of the property.

## GARDEN & DRIVEWAY

To the front of the property there is a double monoblock driveway. To the rear of the property there is a private garden laid to artificial turf with a patio area. Maintenance free. **Shed not included in let.**

## HEATING & DOUBLE GLAZING

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

## AREA SUMMARY

Moodiesburn offers a number of amenities including shops, leisure, a medical centre, library, a primary school, secondary school (in adjacent Chryston) and much more. All major motorway networks are only a short drive away, as are Loch Lomond and the Trossachs. Ideally positioned for commuting to east, west, north & south!

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](http://www.kvps.co.uk)

or email us at

[lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)



**Post Code for Sat Nav**

**G69 0JG**