



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Beautiful modern interior• Quiet cul-de-sac location• Residents parking bays• Energy Efficiency Rating C		

RENT
£725 P.C.M.
+ £725 Deposit

41 DANIEL MCLAUGHLIN PLACE, KIRKINTILLOCH

Kelvin Valley Properties are delighted to bring to the market this **modern two bedroom upper floor flat** in the popular Daniel McLaughlin Place cul-de-sac in Kirkintilloch. Situated within a quiet residential area, the property has modern decor throughout and is in walk-in condition. Internally there is a large lounge, a modern fully fitted grey gloss kitchen with appliances included, a fully fitted bathroom with shower over the bath, and two bedrooms. There is a large storage cupboard in the main hallway and fitted wardrobes in the primary bedroom. Externally there is residents parking and shared gardens. **AVAILABLE 21ST OCTOBER 2024.**



Local Office: 23 Main Street, Kilsyth, Near Glasgow G65 0AH

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LARN: 1903064 - LRN: 1499521/240/04112 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND B



Entrance

Access for 41 from the shared entrance from the front, proceed up one flight of steps and you will see the front door on your left hand side.

Reception

The front door leads into an L-shaped reception hallway which provides access to all the rooms in the flat apart from the kitchen, which is off the lounge.

Lounge

The spacious lounge boasts attractive modern décor. The floor area is carpeted. Large window to the front. Ample space for sofas and a dining table in here.

Kitchen

Modern fully fitted kitchen with high gloss storage units and extensive worksurfaces. The oven/hob/hood, fridge/freezer and washing machine are all integrated. Window to the front. Tile effect vinyl flooring.

Bedroom 1

Large double bedroom to the rear, overlooking the residents gardens. Neutral decor and carpeted floor area. Fitted wardrobes provide excellent storage.

Bedroom 2

Another spacious bedroom with neutral decor, again with window to the rear. Carpeted floor area.

Bathroom

Fully fitted bathroom with suite comprising of a bath, wash hand basin and W.C. Shower fitted above the bath. Contemporary wet wall panelling.

Gardens

Shared residents gardens surrounding the flats. There is also plenty of residents parking.

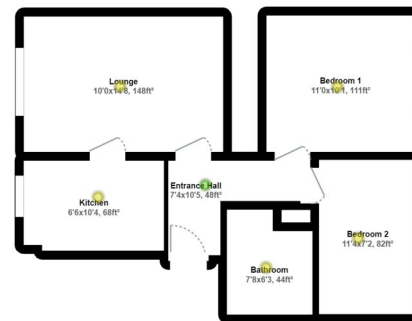
Heating & Double Glazing

Electric panel heaters in all rooms. All windows are double glazed.

Area Details

Kirkintilloch offers a number of amenities including shops, health and leisure, primary and secondary school and sports facilities as well as a number of historic tourist attractions.

Nearby Lenzie 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 scenic locations.



Property will be let on a Private Residential Tenancy (PRT). Deposit required for property will be equal to at least 1 months rent and payable in advance. Rent is charged per calendar month and payable in advance each month.

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.

Your home is at risk if you do not keep up with rent payments. This schedule is thought to be materially correct although its accuracy is not guaranteed and it does not form part of any contract.

Viewings
by appointment only through
Kelvin Valley Properties
Please visit our website:
www.kvps.co.uk
or call us on
01236 825999



Post Code for Sat Nav

G66 2LH