



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £19,500• Upper cottage flat• Two double bedrooms• Council tax band A		

RENT

£650 P.C.M.

+ £650 Deposit

HILLVIEW AVENUE, KILSYTH

Spacious **two bedroom upper cottage flat** on popular Hillview Avenue in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the property boasts a fully fitted kitchen, a bathroom with a shower over bath, a large bright lounge and two double bedrooms. Externally there is an area of private garden to the rear as well as access to a shared drying green. The property also benefits from gas central heating and double glazed window units. 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: 531378/320/30092 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

Access to the property is accessed via the shared pathway to the side of the building, leading to number 20. The entrance door is on the side of the building.

LOUNGE/DINING

The spacious lounge has light neutral décor and features laminate flooring. Window to the front. Plenty of space for living room furniture and a dining table and chairs.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces with an integral sink and extractor hood. The cooker is also included in the rent. Windows to the front. Tiled floor.

BEDROOM 1

Spacious double bedroom with a window to the rear of the property, overlooking the rear garden. Laminate flooring and neutral décor. Plenty of space for bedroom furniture. Corner storage cupboard.

BEDROOM 2

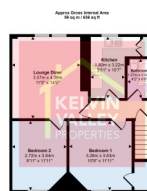
Another double bedroom, again with a window to the rear overlooking the back garden. Ample space for bedroom furniture. Laminate flooring.

BATHROOM

Fitted bathroom with suite comprising of wash hand basin and W.C. Shower fitted over the bath protected by a glass screen. Textured glass window to the side allowing natural light into the room. Fully tiled.

GARDENS

There is a private section of garden to the rear laid to lawn, as well as access to a shared drying area to the rear. The property also benefits from having access to a shared driveway.



First Floor



HEATING & DOUBLE GLAZING

Gas Central Heating. Benefits from double glazing throughout. Energy Performance is rated C better than average for Scotland.

PROPERTY SUMMARY

A great opportunity to rent a two bedroom upper cottage flat on Hillview Avenue in Kilsyth. The property benefits from it's spacious interior, private garden area and from having a shared driveway. Early viewing is advised to avoid disappointment.

AREA DETAILS

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 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 0DJ