



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £27,300• Newly refurbished• Short walk to Croy station• Two double bedrooms		

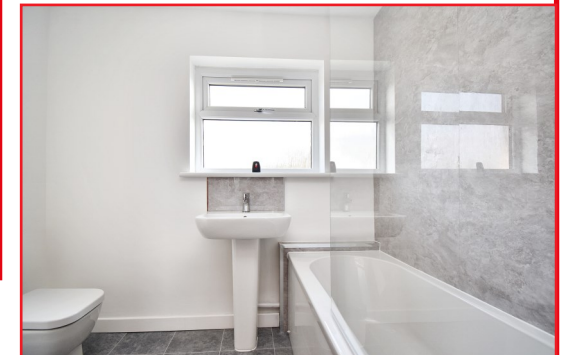
RENT

£910 P.C.M.

+ £910 Deposit

BARBEGS CRESCENT, CROY

A newly refurbished **two bedroom terraced house** on popular Barbegs Crescent in Croy, situated very close to Croy train station, the property is in a fabulous position to take advantage of commuting to Glasgow, Edinburgh, Falkirk and Stirling. Presented to the market by award winning local agent Kelvin Valley Properties, this home boasts an immaculate, modern and spacious interior. Internally there is a lounge which sits open plan to the dining area and kitchen, two double bedrooms and a newly fitted bathroom. Externally there are private garden areas to the front and rear 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: 540110/320/18032 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

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

LOUNGE

The spacious lounge is freshly redecorated and sits adjacent to the open plan kitchen/dining area. Ample space for living room furniture. Laminate flooring. Windows to the rear. Useful storage cupboard in this room.

KITCHEN/DINING AREA

Modern fitted kitchen with fitted storage units and extensive work surface with integral sink, oven, hood and hob. Ample space for appliances. Window to the rear. Door providing access to the rear garden. The dining area offers ample space for a table and chairs.

BEDROOM 1

The principle bedroom boasts excellent storage in the form of fitted wardrobes as well as a separate corner cupboard. Carpeted floor area.

BEDROOM 2

Another double bedroom with windows overlooking the rear garden. Ample space for bedroom furniture. Carpeted floor area.

BATHROOM

Newly fitted bathroom comprising of a shower over the bath, protected by a glass screen, wash hand basin and a W.C. Wet wall panelling around the bath and sink. Textured glass window to the rear.

GARDENS

There are private garden areas to the front and rear of the property.

HEATING & DOUBLE GLAZING

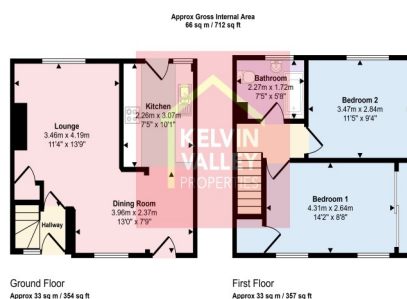
Gas central heating. The property benefits from full double glazing.

PROPERTY SUMMARY

A newly refurbished two bedroom terraced house on popular Barbegs Crescent in Croy. The property benefits from it's modern interior and it's close proximity to Croy Train Station. Early viewing is advised.

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 9JA