



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>South facing front garden</li><li>Excellent views</li><li>Two double bedrooms</li><li>Council tax band A</li></ul>		

RENT

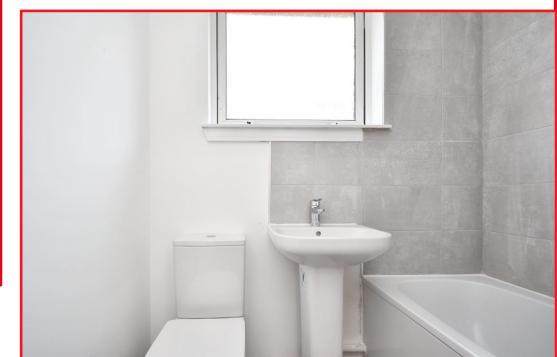
£695 P.C.M.

+ £695 Deposit

## BELMONT STREET, KILSYTH

Offering superb panoramic views, this **spacious two bedroom lower cottage flat** is situated on Belmont Street, overlooking the centre of Kilsyth. This ground floor property comes with a large south facing private patio with amazing views. Internally there is a large, bright lounge with large windows, a newly fitted kitchen, two double bedrooms and a newly fitted bathroom. Externally there is a private area of garden to the front and access to a shared drying green to the 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](mailto:lettings@kvps.co.uk) Website: [www.kvps.co.uk](http://www.kvps.co.uk)

LARN: 1903064 / LRN: 1535943/320/31012 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



## ENTRANCE

From the roadside parking you access the pathway which is to the side of the property. The entrance door is positioned at the front of the building.

## LOUNGE

Spacious lounge with South-facing window to the front offering superb views over the town and the Barr Hill area. Ample room for living room furniture. There is a modern flame effect electric fire. Hardwood floor area and brightly decorated.

## KITCHEN

Newly fitted kitchen with base and wall mounted storage units. Extensive worksurface with integral sink, oven, hood and hob. Windows to the rear. Vinyl flooring. Door providing access to the rear of the property.

## BEDROOM 1

Large principle bedroom with window to the front. Carpeted floor area. Fresh bright décor.

## BEDROOM 2

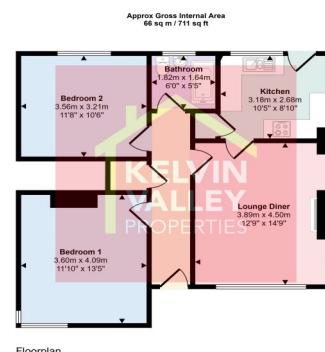
Another double bedroom, this time to the rear. Carpeted floor area and bright clean décor.

## BATHROOM

Newly fitted bathroom with a wash hand basin, shower over a bath and W.C. Textured glass window to the rear. Part tiled walls and vinyl flooring.

## GARDENS

Private garden to the front with a section of patio decking access to a shared drying green to the rear also.



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.

## HEATING & DOUBLE GLAZING

Gas central heating with a brand new boiler. Double glazed throughout.

## PROPERTY SUMMARY

Offering some great views over the town, don't miss out on this superb lower cottage flat offered on Belmont Street. Benefits from having spacious rooms and a South-facing front garden.

## AREA SUMMARY

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.

**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](#)



**G65 9UP**