



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none">• Attractive Interior• Central yet quiet location• Large rooms• Gardens & parking		

RENT

£1295 P.C.M.
+ £1295 Deposit

SOUTH DUMBRECK ROAD, KILSYTH

Kelvin Valley Properties are delighted to present to the rental market this **stunning three bedroom detached bungalow** in sought after South Dumbreck Road in Kilsyth. The property has been upgraded throughout and benefits from having a beautiful modern interior. Internally there is a very large lounge, a modern kitchen with large dining area opening to the rear garden, three double bedrooms (master is en-suite), family bathroom and a utility room. Externally there is an enclosed rear garden and a large external storage cupboard. Please note that use of the garage is not included in the rent.

Early viewing is advised to avoid disappointment.



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

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Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 35190/320/13361 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND F



ENTRANCE

Access is via open lawns and a monobloc pathway leading from the roadside to the front door.

RECEPTION HALLWAY

The front door opens into the entrance vestibule then through to the L shaped hallway. There is a handy storage cupboard at the entrance.

LOUNGE

The very spacious lounge boasts attractive modern décor and has windows to the front and double doors to the dining area. Freshly carpeted and there is an attractive fire set within surround.

KITCHEN, DINING, UTILITY

Modern fitted kitchen with gloss storage units and extensive worksurfaces. Integral sink, oven/hob/hood, dishwasher and fridge/freezer with the window overlooking the back garden. The dining area has French doors leading out to the garden. There is also a separate utility room with a further sink, washing machine and tumble dryer.

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.

MASTER BEDROOM & EN-SUITE

Spacious double bedroom, window to the rear, fitted wardrobes. Modern décor. Carpeted and with a stylish ensuite shower, wash hand basin and W.C.

BEDROOM 2

Another spacious double bedroom, this time with window to the front. Again it has fitted wardrobes offering excellent storage. Carpeted floor area.

BEDROOM 3

The third bedroom is the smallest but still well proportioned. Again with window to the front and it also has fitted wardrobes and a carpeted floor area.

BATHROOM

Modern fitted bathroom with 3 piece suite of bath, wash hand basin and W.C. There is an electric shower fitted above the bath with a glass screen.

GARDENS & DRIVEWAY

Gardens to front and enclosed to the rear. Wide monobloc driveway. Note: the garage is not included in the rent.

HEATING & DOUBLE GLAZING

Gas Central Heating. Double glazing throughout.

PROPERTY SUMMARY

A great opportunity to rent a beautifully appointed and seldom available detached bungalow in a sought after part of Kilsyth.

AREA DETAILS

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling, sports facilities and a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling. All major motorway networks are only a short drive away, as are the Campsie Hills, Loch Lomond, 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
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01236 825999

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