



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Sought after commuting area</li><li>• Easy access to motorway</li><li>• Attractive rear garden area</li><li>• Modern bathroom with shower</li></ul>		

**RENT**

**£555 P.C.M.**

**+ £555 Deposit**

## 7 LAUREL SQUARE, BANKNOCK

Kelvin Valley Properties are delighted to present to the rental market this attractive **two bedroom upper flat** in popular Laurel Square, situated in the village of Banknock. Adjacent to the M80 motorway the location offers excellent commuting. The property itself has a lovely interior and also benefits from having a private low maintenance gardens, the rear garden even boasts a summerhouse. There are two double bedrooms, a fitted kitchen, a modern fitted bathroom with glass screen and a shower over the bath, and a large lounge with double window to the front.

Early viewing is advised to avoid disappointment.



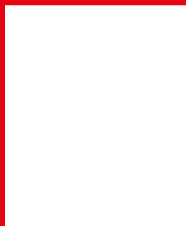
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**LARN: 1903064 - LRN: 159606/390/30052 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND B**



## Entrance

From the roadside parking bays, a pathway leads to the front door. The small, easily maintained garden to the right of the path is yours.

## Reception

The front door leads into the entrance hall with cloaks and a carpeted stair to the upper level.

## Lounge

The bright spacious lounge has large double windows to the front. Neutral décor and carpeted. Plenty of space for both living room furniture as well as a table and chairs for dining. There is a door through to the kitchen from here.

## Kitchen

Fitted kitchen with ample base and wall mounted storage units. Worksurfaces with integral sink. The cooker, washing machine and fridge/freezer are included in the rent. Window to the rear looking out towards the private section of garden.

## Bedroom 1

The master bedroom is tastefully decorated and has a window to the front with roller blind. There is a double fitted wardrobe and a cupboard over the stair offering excellent storage. Plenty of space for a double bed and cabinets. Carpeted floor.

## Bedroom 2

The smaller of the two bedrooms would still take a double - or make a great home office. It also has fitted wardrobes, and this time has a window to the rear overlooking the back garden. Carpeted.

## Bathroom

Full modernised, black and white themed, bathroom with a fitted suite comprising of a W.C., wash hand basin in a vanity unit and a bath with an electric shower and glass shower screen fitted above. Fully tiled walls and floor tiles with a uPVC ceiling. There is a textured glass window to the rear allowing natural light into the room or pull down the blind for extra privacy.

## Gardens

The section of easy to maintain garden to the right of the path belongs to this property and there is another large plot of private garden to the rear, which has been landscaped for easy maintenance and also contains a summerhouse.

## Heating & Double Glazing

The property benefits from full double glazing and gas central heating with combi boiler.

## Area Summary

Banknock is well positioned for commuting, close to the M80. There is a primary school and a small selection of local shops, a hairdressers, garage and take-aways. It is also close to several renowned restaurants. The nearby towns of Kilsyth, Cumbernauld, Bonnybridge and Falkirk offer a lot more amenities, including major retail outlets, health & leisure, secondary schools, sports facilities as well as a number of historic tourist attractions.

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](http://www.kvps.co.uk)

or call us on

**01236 825999**



**Post Code for Sat Nav**

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