



Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none">• Required annual earnings £26,850• Recently refurbished throughout• Three double bedrooms• Council tax band A		

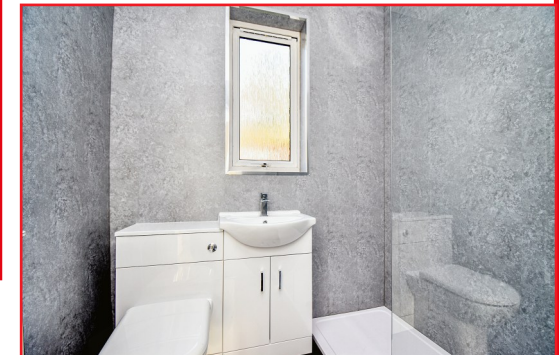
RENT

£895 P.C.M.

+ £895 Deposit

ANDERSON CRESCENT, QUEENZIEBURN

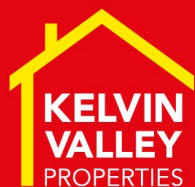
Recently refurbished throughout, is this **three bedroom terraced house** on Anderson Crescent in Queenzieburn. Presented to the rental market by award winning local agent Kelvin Valley Properties, the property benefits from its walk in condition and modern interior. Internally there is a spacious lounge, a modern fitted kitchen, shower room, and three double bedrooms. 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: 1687338/320/15112 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



ENTRANCE

From the roadside, you proceed up the steps to the front entrance of the property.

LOUNGE

The recently refurbished lounge boasts modern décor and a carpeted floor area. Windows to the front, allowing plenty of light into this room. Ample space for living room furniture and a table and chairs.

KITCHEN

Modern fitted kitchen with high & low fitted storage units and extensive work surfaces with integral sink, oven, hob and hood. Vinyl flooring and a window overlooking the rear garden. There is also a door providing access to the rear garden.

BEDROOM 1

A spacious double bedroom with a carpeted floor area and windows offering views of the front garden. Ample space for bedroom furniture in this room.

BEDROOM 2

A further double bedroom with ample space for furniture and a carpeted floor area. Window overlooking the rear garden. Cupboard in this room offering ample storage space.

BEDROOM 3

A third double bedroom with a storage cupboard. Windows overlooking the front of the property. Carpeted floor area.

SHOWER ROOM

Modern fitted shower room comprising W.C., wash hand basin in vanity unit and a walk-in shower protected by a glass screen. There is a textured glass window to the rear.

GARDENS

The property benefits from a front and rear garden, both laid to lawn.

HEATING & DOUBLE GLAZING

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

PROPERTY SUMMARY

Fully refurbished and upgraded throughout, this three bedroom terraced house on Anderson Crescent in Queenzieburn offers a fantastic rental property in a modern walk-in condition with a front and rear garden. Early viewing is advised.

AREA SUMMARY

Queenzieburn is a quiet village with a local school and shop. Nearby Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary schooling and sports facilities as well as a number of historic tourist attractions. Excellent commuting from nearby Croy station or the M80 motorway (both are within 4 miles).

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 9EW