



### Property Highlights

Number of Rooms	12	Bedrooms	5 (2 Ensuite)
Key Features	<ul style="list-style-type: none"><li>• Great Location for Commuting</li><li>• Outstanding Family Home</li><li>• Private Enclosed Rear Gardens</li><li>• 6 Zone CCTV Security</li></ul>		

**RENT/UNFURNISHED**

**£2,995 P.C.M.**

**+ £2,995 Deposit**

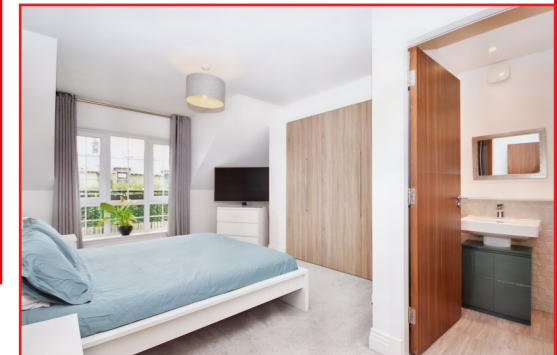
**27 CASTLETON CRESCENT, KINNAIRD VILLAGE, LARBERT FK2 8BG**

This stunning modern and very impressive **five bedroom detached property** is situated on a quiet crescent in the sought after Kinnaird Village, north of Larbert. Offering an exceptional level of accommodation, the reception vestibule leads to the lower hallway, off which is a spectacular open plan kitchen/dining and a family lounge area that opens up through French doors to the enclosed rear gardens. A fantastic living area. Also on the ground floor there is a more formal lounge to the front, cloaks and a utility room. Upstairs there are 5 bedrooms, two are ensuite and a further family bathroom. Close to local amenities with easy commuting to the Central Belt of Scotland, this will make a fabulous family home.

**AVAILABLE FROM MID DECEMBER - UNFURNISHED**



**DOUBLE GARAGE AND TRIPLE MONOBLOC PARKING TO THE SIDE**



**PETS CONSIDERED**

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

**☎: 0800 133 7775**

**✉: [lettings@kvps.co.uk](mailto:lettings@kvps.co.uk)**

**Web: [www.kvps.co.uk/lettings](http://www.kvps.co.uk/lettings)**

**LARN: 1903064 - LRN: 1385069/390/15032 - REFERENCES REQUIRED - EPC B - COUNCIL TAX BAND G**



## Entrance

The large corner plot provides access from the Crescent to a cul-de-sac, where there is a double garage and triple monobloc parking to the side. A short path leads to the front door.

## Reception

The entrance vestibule, with storage, leads to the lower hallway. There are two further storage cupboards here, a W.C., the staircase and access to the Lounge, Kitchen /dining and family sitting area.

## Lounge

Glazed double doors lead to the spacious lounge. With windows to 3 sides this is a bright attractive room with simple but stylish, clean, modern décor. Blinds on all windows and neutral carpeted floor.

## Dining, kitchen and family areas

A stunning open plan area running the full length of the house. The wood flooring from hall runs through to the dining area which has French doors opening to the enclosed rear garden's patio and BBQ areas.

To the left there is a family sitting area with a triple window formation and further storage. To the right, divided by a breakfast bar island, with a five burner gas hob and extractor, is a modern quality fitted kitchen with integrated appliances, plenty of storage space and extensive worksurfaces. Window over the sink to the rear. Finally at the end of the kitchen is a utility and laundry area with white goods included and access to the garage and a back door to the enclosed rear garden.

## Bedroom 1 with ensuite

Spacious double bedroom with windows on two sides and an impressive amount of built in wardrobe space. Simple clean décor and an ensuite WC shower room with double sinks.

## Bedroom 2 with ensuite

Another large double bedroom with a triple window formation and a built in wardrobe. Simple clean décor and an ensuite WC shower room and sink.

## Bedrooms 3, 4 and 5

All of these rooms are to the rear of the property. All are neutral carpeted with fresh modern décor. Bedroom 3 is a good size and has a fitted wardrobe, Bedroom 4 is the smallest and is currently used as a study, with a feature city scape wall, but still has a handy storage cupboard. Bedroom 5 is the larger of the three having windows to two sides and a large built in wardrobe.

## Family bath and shower room

With bath and separate shower stall, wash hand basin and W.C. partially tiled walls, full tiled floor.

## Heating & double glazing. EPC B rated.

Air source heat pump. Double glazing throughout.

## Area Details

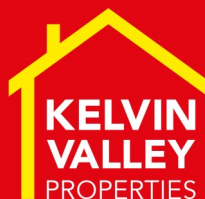
The immediate area offers local shops primary and secondary schooling and pleasant walks. Nearby there are healthcare, retail parks, sports facilities as well as a number of tourist attractions.

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

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

or call us on

**01236 825999**

## Commuting

Nearby Larbert railway station provides a regular links with Glasgow, Edinburgh and Stirling and on to all routes North & South.

Major motorway networks (M9 / M80 / M873) are only a short drive away, as are Loch Lomond and the Trossachs and many more scenic locations.