



### Property Highlights

Number of Rooms	6	Bedrooms	3
Key Features	<ul style="list-style-type: none"><li>Fully refurbished</li><li>Fantastic views</li><li>Central yet quiet location</li><li>Large rooms</li></ul>		

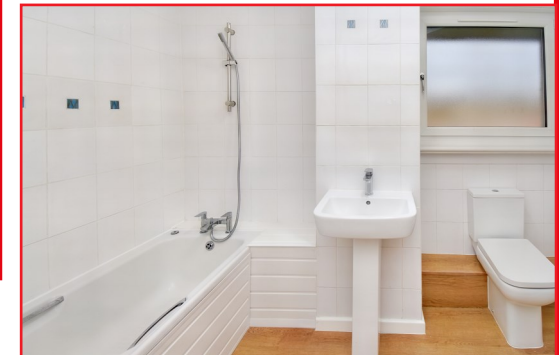
**RENT**

**£695 P.C.M.**

**+ £695 Deposit**

## 20 SHUTTLE STREET

Seldom available to the local rental market is this **fully refurbished three bedroom upper maisonette** flat in central Shuttle Street, Kilsyth. Benefitting from a modern interior, this large property has been refurbished and redecorated throughout. It boasts fantastic views of the Kilsyth Hills and down the Kelvin Valley from its elevated position. Internally there is a huge lounge with dining area, a brand new fitted kitchen, a modern fitted bathroom, and three bedrooms. Externally there are shared resident's gardens to the rear of the property, and the flat also boasts a private balcony to the front. Early viewing of this spacious, well-presented and seldom available flat is strongly advised to avoid missing out.



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

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

**LARN: 1903064 - LRN: 1499521/240/04112 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A**



### Entrance

Access from either side, onto the staircase, leading up to the landing from where no. 20 is accessed.

### Reception

The uPVC front door leads into the wide entrance hallway. Access to lounge and kitchen from here.

### Lounge / Dining

The spacious lounge boasts modern décor and has been freshly carpeted. Windows to the front allowing plenty of light into the room. Plenty of space for furniture. Open plan access to the dining area with space for table and chairs, and access to a balcony with great views.

### Kitchen

Newly fitted kitchen with fitted white gloss storage units and extensive work surface. Integral oven, hob, hood and extractor. Space for other appliances. Window to the rear. Laminate floor.

### Bedroom 1

Spacious double bedroom with fitted wardrobes providing excellent storage. Windows to the rear. Newly carpeted floor area.

### Bedroom 2

Another double bedroom, this time to the front. Newly carpeted and fresh neutral décor. Fantastic views of the Kilsyth Hills from this location.

### Bedroom 3

Single bedroom to the rear with carpeted floor area.

### Bathroom

Fully fitted bathroom with modern suite consisting of a bath, wash hand basin and W.C. Mixer shower fitted above the bath. Part tiled walls.

### Gardens

Shared resident's gardens surrounding the flats.

### Heating & Double Glazing

Gas Central Heating with modern combi boiler). Double glazing throughout.

### Property Summary

A great opportunity for a family to rent a very seldom available 3 bedroom flat. It has a huge interior and has just been completely refurbished., as well as boasting fantastic views. Early viewing is advised to missing out on this one!

### Area Details

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.

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.

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**

**G65 0BL**