



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Required annual earnings £20,850• Ground floor flat• Two double bedrooms• Council tax band A		

RENT

£695 P.C.M.

+ £695 Deposit

PARKFOOT STREET, KILSYTH

Parkfoot Street is in a fantastic central location in Kilsyth, and award winning local agent Kelvin Valley Properties are delighted to present to the rental market this **two bedroom ground floor flat**. This property benefits from a spacious and well presented interior. Internally there is a large lounge, newly fitted kitchen, two double bedrooms, and a fitted bathroom. Externally there is a shared drying green to the rear.

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: 538622/320/18022 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND A



ENTRANCE

From the roadside you proceed into the close and the front entrance of 26B is on the left hand side.

LOUNGE/DINING

Spacious lounge with south-facing windows to the front allowing plenty of light in. Ample space for both dining and living room furniture, making it an ideal area to relax or entertain. Laminate flooring.

KITCHEN

Fitted kitchen with base and wall mounted storage units and extensive work surfaces. Integral sink, oven, hob and hood. Window overlooking the rear garden. Laminate flooring. Breakfast bar area. The fridge/freezer is included in the rent.

BEDROOM 1

Well-proportioned double bedroom with a fitted wardrobe and a carpeted floor area. Windows to the front. Ample space for bedroom furniture. The bedroom furniture is included in the rent or can be removed.

BEDROOM 2

A further double bedroom with a fitted wardrobe. Carpeted floor area and windows to the front.

BATHROOM

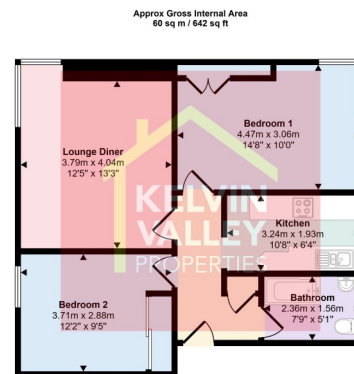
Fitted bathroom with a shower over the bath, wash hand basin, heated towel radiator and a W.C. Textured glass window to the rear.

GARDENS

There is a shared drying green to the rear of the property.

HEATING & DOUBLE GLAZING

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



Floorplan



PROPERTY SUMMARY

A spacious two bedroom ground floor flat on Parkfoot Street in Kilsyth. This property benefits from its central location of the town. Early viewing is advised to avoid disappointment.

AREA SUMMARY

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

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lettings@kvps.co.uk



Post Code for Sat Nav

G65 9AB