



### Property Highlights

Number of Rooms	7	Bedrooms	3
Key Features	<ul style="list-style-type: none"><li>• Cul-de-sac location</li><li>• Large rooms, master with ensuite</li><li>• Enclosed rear gardens</li><li>• Monobloc driveway and garage</li></ul>		

**RENT**

**£1095 P.C.M.**

**+ £1095 Deposit**

## 3 GLENALVA COURT, KILSYTH

Kelvin Valley Properties are delighted offer this **seldom available 3 bedroom family bungalow in Glenalva Court, Kilsyth**. The property comprises of a very large lounge with a wooden floor area, a substantial open plan kitchen diner with windows to the south and side and a useful utility room giving side door access. There are three double bedrooms, the master has mirror wardrobes and ensuite, bedroom two has fitted furniture.

The bathroom has a separate shower cubicle. Easily maintained front garden with a monobloc driveway and separate garage with power and storage to the side.

Enclosed gardens to the rear.

**An ideal place to create a wonderful family home.**



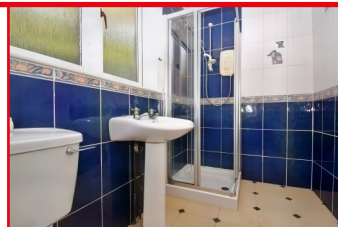
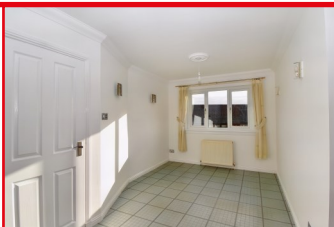
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**Web: [www.kvps.co.uk/lettings](http://www.kvps.co.uk/lettings)**

**LARN: 1903064 - LRN: 41324/320/12281 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND E**



## Entrance

The front and side doors are accessed via a few steps to the left hand side of the property.

## Hallway

The front door leads into a long, wide hallway which in turn accesses all rooms.

## Lounge

The elegant, bright, large lounge has a four pane, south facing bay window looking out to the front of the property. A fire place with an ornamental stove, neutral décor and wooden floor.

## Kitchen/Dining Room/Utility

A large open plan fitted kitchen with integral cooker/hob/hood, fridge and dishwasher, as well as high and low level storage units. This opens onto the bright family dining area with south facing windows. A handy utility room off the kitchen, houses a washing machine and further sink unit. The door gives access to side of the property.

## Master Bedroom with ensuite

This large double bedroom has built-in mirrored wardrobes, neutral décor and carpeted flooring. The tiled ensuite consists of a W.C., wash hand basin and shower cubicle with electric shower.

## Bedroom 2

This double bedroom is to the rear of the property overlooking the rear garden and has built-in wardrobes and storage.

## Bedroom 3

The smallest of the three bedrooms is still a double and is brightly decorated. Carpeted with a window to the side.

## Bathroom

Fitted bathroom with four piece suite comprising of, WC, wash hand basin, bath and separate shower cubicle with electric shower. Vinyl flooring and part tiled walls.

## Heating & Glazing

Gas central heating and double glazing throughout.

## Gardens & Garage & Driveway

The property has a small open easily maintained front garden and enclosed gardens over two levels to the rear. There is a detached garage, with power and storage to the side of the house and a monobloc driveway with room for several vehicles.

## 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 9DN**