



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>Required annual earnings £20,550</li><li>Upper maisonette flat</li><li>Garage included</li><li>Two double bedrooms</li></ul>		

RENT

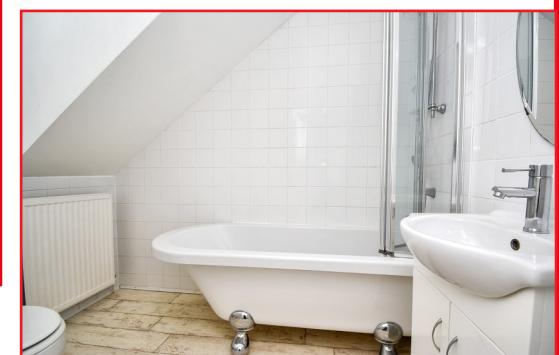
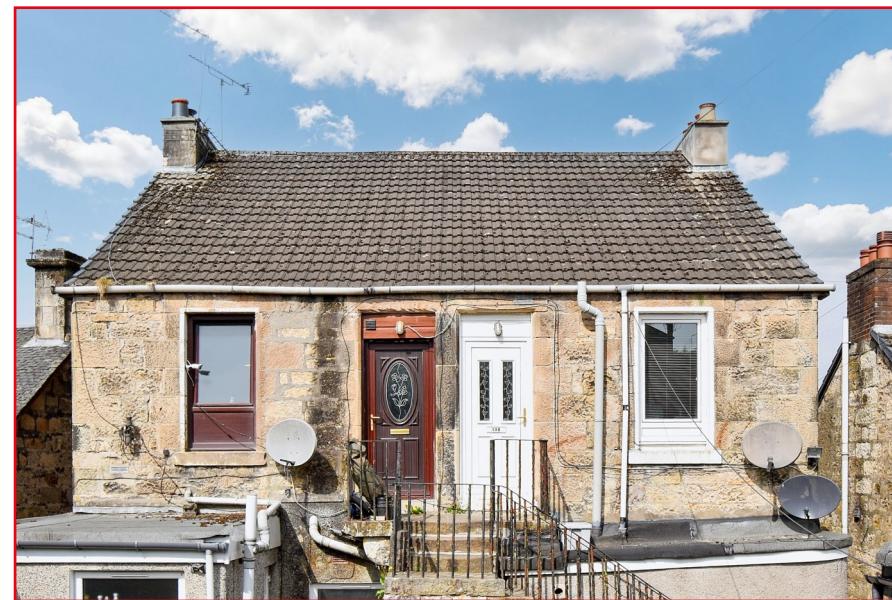
£685 P.C.M.

+ £685 Deposit

## REGISTER ROAD, KILSYTH

A very distinct and unique **two bedroom upper maisonette** on Register Road in Kilsyth. Presented to the market by award winning local agent Kelvin Valley Properties, the first floor features a spacious lounge, a fitted kitchen, a handy dining or home office space and an attractive bathroom with a feature bath suite. On the upper level there are two spacious double bedrooms both with ample built in storage wardrobes and cupboard space. Externally there is also a private garage included in the rent and there are shared residents' drying greens to the rear. The kitchen appliances are also included in the rent.

Early viewing is advised to avoid disappointment.



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LARN: 1903064 / LRN: 531378/320/30092 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND B



## ENTRANCE

Access is to the rear, through the lane to the courtyard, where you reach the front door from an external staircase to the first floor.

## LOUNGE

The spacious lounge to the front, street side, of the building. A large well proportioned room with wooden flooring and neutral décor. Plenty of space for furniture.

## KITCHEN

Fitted kitchen with base and wall mounted storage units. Partially tiled, plenty of worksurfaces and an integral sink. A cooker with ceramic hob, washing machine, dishwasher and fridge/freezer are also all included in the rent. Window to the rear courtyard.

## DINING / HOME OFFICE

Leading off the kitchen, separated by a glazed wall there is a useful space that could be used as a dining area or turned into a useful home office space.

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.

## BEDROOM 1

Upstairs there are two double bedrooms. The principle bedroom to the left has neutral décor, laminate flooring and a window to the front. Ample space for furniture and a full wall of built in cupboards and wardrobe space in to the eaves of the building.

## BEDROOM 2

Again a double, almost a mirror image, this time to the right in light grey décor.

## BATHROOM

A well equipped and stylish bathroom with a white suite featuring a claw foot bath with a mains mixer shower and glass fold screen over. Tiled, vanity wash hand basin. Mirror and W.C. Vinyl floor. Feature lighting and extraction fan.

## GARDENS & GARAGE

The property not only boasts some off road parking, through the access lane to the rear but unusually rents with it's own large single garage with power supply. Further on street parking to the front.

## HEATING & DOUBLE GLAZING

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

## PROPERTY SUMMARY

A unique well presented maisonette, in a popular part of the town of Kilsyth, close to local amenities and within easy commuting distance of the Central Scotland motorway network and Croy rail station. A very distinctive property, early viewing is advised to avoid disappointment.

## AREA SUMMARY

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school 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.

## Viewings

Apply online, by appointment only through

**Kelvin Valley Properties**

Please visit our website:

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

or email us at

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

[Post Code for Sat Nav](#)



**G65 0DS**