



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Large lounge with Juliette balcony</li><li>• Contemporary interior</li><li>• Fantastic views</li><li>• Private parking</li></ul>		

**RENT**

**£895 P.C.M.**

**+ £895 Deposit**

## CARRICKVALE COURT, CUMBERNAULD

Positioned in the sought after Carrickvale Court cul-de-sac on the North side of Cumbernauld is this contemporary **two bedroom top floor flat** offering fantastic views in a popular location. This beautiful flat is presented to the market by award-winning local agent Kelvin Valley Properties. Internally the property has a large lounge, fitted dining kitchen, modern shower room, two double bedrooms (principle is en-suite) and two storage cupboards in the hallway. The top floor flats have loft space included. Externally you have an allocated parking bay, as well as visitors spaces in the car park, there is also security entrance to the building. The residents' gardens and grounds are well-maintained.



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

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**LARN: 1903064 - LRN: 514540/320/19122 - REFERENCES REQUIRED - EPC C - COUNCIL TAX BAND D**



## LOUNGE

Spacious lounge with two windows to the front as well as French doors opening out onto a Juliette balcony. The floor area is covered and the walls painted white giving the room a contemporary feel. Plenty of room for furniture in this large room and the views to the front are stunning.

## KITCHEN

Fitted kitchen with plenty of storage units and an extensive work surface with integral sink and hob. The oven, washing machine and dishwasher are integrated and included in the rent. Tiled floor area. Plenty of space for a dining table and chairs.

## BEDROOM 1 & EN-SUITE

Large double bedroom with fitted wardrobes offering excellent storage. Plenty of space for bedroom furniture. Triple window to the rear. Carpeted floor area. En-suite shower room with shower in cabinet, wash hand basin and W.C.

## BEDROOM 2

Another double bedroom, again to the rear. Fitted wardrobes providing storage. Carpeted floor area and neutral décor.

## SHOWER ROOM

Recently installed shower room fitted to a high standard. There is a rainfall shower set within an attractive walk-in shower, wash hand basin within vanity unit and a W.C. The floor and walls are tiled and the ceiling has a upvc covering and spotlights. Heated towel rail and fitted mirror.

## GARDENS & PARKING

Attractive residents grounds to all sides. Security entrance to the flats. Allocated parking bay with each flat and plenty of visitors spaces.

## HEATING & DOUBLE GLAZING

Gas central heating & double glazing.

## PROPERTY SUMMARY

An attractive and contemporary top floor flat in the sought-after Carrickvale Court cul-de-sac. This particular flat benefits from being in an elevated position, with stunning views right through the central belt towards the Ochil Hills and River Forth. Early viewing is advised to avoid disappointment, and the views have to be seen to be fully appreciated.

## AREA DETAILS

The area of Cumbernauld has a wide selection of local amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions. Nearby Croy railway station (2 miles away) provides a rapid link to Glasgow, Edinburgh and Stirling on to North & South. Major motorway networks are on your doorstep for excellent commuting, yet the area is close to open countryside with many outdoor activities available.

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**

**G68 0LA**