



Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none">• Seldom available• Gardens & parking• Attractive interior• Close to motorway		

RENT

£725 P.C.M.

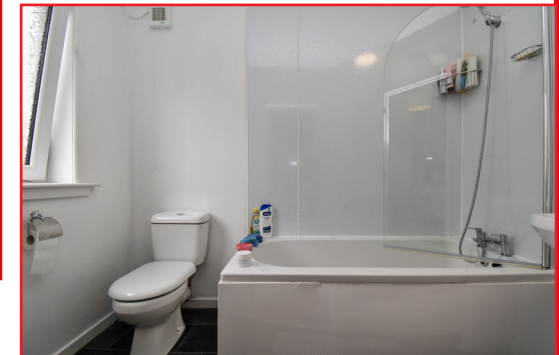
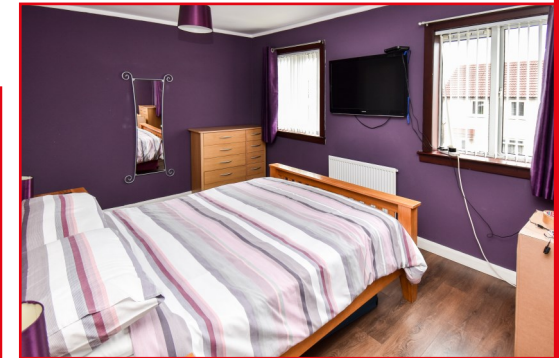
+ £725 Deposit

35 CHACEFIELD ST, BONNYBRIDGE

A seldom available good quality house for rent in this area, so you will not want to miss out on this **attractive two bedroom semi-detached villa** with private gardens and driveway. Note: the property will be rented unfurnished. Boasting a contemporary kitchen and bathroom and having been upgraded in recent years, the property has two double bedrooms and a large lounge with open plan dining area. It is ideally located for commuting, being very close to the M80 motorway within easy reach of Falkirk, Stirling, Glasgow and Edinburgh.



WILL BE LET UNFURNISHED



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

☎: 0800 133 7775

✉: lettings@kvps.co.uk

Web: www.kvps.co.uk/lettings

LARN: 1903064 - LRN: 421184/240/09311 - REFERENCES & PROOF OF INCOME REQUIRED - EPC C - COUNCIL TAX BAND B



Entrance

Turn into the private driveway from the street, and a pathway leads to the front door.

Reception

The uPVC front door has glass inserts, which allow plenty of natural light into the spacious hallway. The lounge and kitchen are accessed from here, and the staircase leads to upstairs rooms.

Lounge

The spacious lounge boasts attractive modern décor and has a triple window formation to the front. Laminate flooring. Plenty of space for a large sofa.

Kitchen / Dining

Contemporary fully fitted kitchen with modern storage units and extensive worksurfaces. The oven/hob/hood are integrated, as is the sink. Window to the rear overlooking the back garden. Door to the side. Large cupboard under the stairs. Laminate flooring. Open plan access to the dining area which has ample space for a table and chairs.

Bedroom 1

Spacious double bedroom to the front of the property, with two fitted storage cupboards and laminate flooring. Plenty of space for furniture. Two windows to the front make this a bright and spacious room.

Bedroom 2

Further double bedroom, this time to the rear with window overlooking the private back garden. Laminate flooring.

Bathroom

Fully fitted bathroom with a bath, wash hand basin, and W.C. Shower and screen fitted above the bath. Textured glass window to the side.

Gardens & Parking

Private gardens to front, side and rear. The rear garden contains a large section of lawn as well as an area with stones. Private driveway to the side, and garden with lawn to the front.

Heating & Double Glazing

Gas central heating with combi boiler. Double glazing throughout.

Property Summary

A great opportunity for a tenant to acquire a seldom available semi-detached house with private gardens and driveway. Good quality houses like these seldom come onto the rental market, so early viewing is advised to avoid disappointment.

Area Details

Bonnybridge offers a number of amenities including shops, primary schools and local amenities as well as being adjacent to open countryside and the Forth & Clyde canal offering plenty of walks and outdoor activities.

The nearby towns of Falkirk and Cumbernauld offer a wider selection of shops and facilities. Easy access to the nearby motorway network.

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

by appointment only through

Kelvin Valley Properties

Please visit our website:

www.kvps.co.uk

or call us on

01236 825999



Post Code for Sat Nav

FK4 1PR