



### Property Highlights

|                 |   |          |   |
|-----------------|---|----------|---|
| Number of Rooms | 5   | Bedrooms | 2 |
| Key Features    | <ul style="list-style-type: none"><li>Required annual earnings £21,750</li><li>Ground floor flat</li><li>Spacious interior</li><li>Communal residents grounds</li></ul> |          |   |

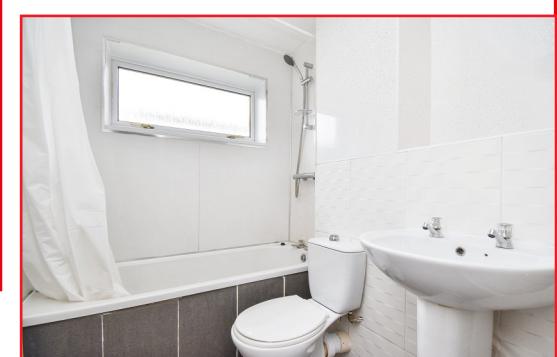
RENT

**£725 P.C.M.**

+ £725 Deposit

## OAK ROAD, CUMBERNAULD

A spacious **two bedroom ground floor flat** in an established area of Abronhill, Cumbernauld. Award winning local agent Kelvin Valley Properties are delighted to present to the market, this home which benefits from it's large living spaces throughout and from having a fridge/freezer and washing machine included in the rent. Internally there is a lounge, a large kitchen/dining area, two double bedrooms and a fitted bathroom. Externally there are common areas, one of which can be accessed via French doors in the hallway. Early viewing is advised to avoid disappointment.



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LARN: 1903064 / LRN: 990453/320/01021 / REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



## ENTRANCE

From the car park, proceed into the close and number 98 is on the left hand side

## LOUNGE

There is a lounge located adjacent to the kitchen with windows to the front and the rear, allowing plenty of light into this room. Feature wall and laminate flooring. Ample space for furniture.

## KITCHEN

Newly fitted kitchen with base and wall mounted storage units and work surfaces. Integral sink, oven, hob and hood. The washing machine and fridge/freezer are included in the rent. There is plenty of room for a table and chairs in this room.

## BEDROOM 1

Large double bedroom with a large walk-in cupboard and laminate flooring. Windows to the rear. Ample space for bedroom furniture.

## BEDROOM 2

Another double bedroom with windows to the front of the property and laminate flooring. Ample space for bedroom furniture.

## BATHROOM

Fitted bathroom with a shower over the bath, wash hand basin and W.C. Textured glass window to the front. Wet wall panelling around the bath/shower and vinyl flooring.

## GARDENS

There are common grounds around the flats, shared by the residents. French doors lead out into an enclosed section, directly from the flat.



## HEATING & DOUBLE GLAZING

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

## PROPERTY SUMMARY

A spacious two bedroom ground floor flat on Oak Road in Abronhill, Cumbernauld. The property benefits from it's large living space and from having a washing machine and fridge/freezer included in the rent. Early viewing is advised to avoid disappointment.

## AREA SUMMARY

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. The nearby railway station provides an excellent link to Glasgow and other areas, plus there is easy access to both the M80 and M74 motorways within a few miles, providing excellent commuting in all directions.

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)  
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