



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Required annual earnings £16,500• Spacious interior• Upgraded in recent times• Popular & central location		

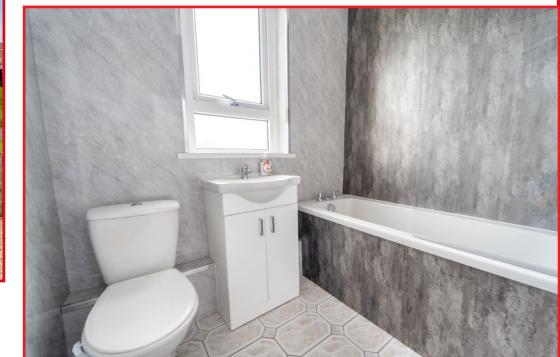
RENT

£550 P.C.M.

+ £550 Deposit

JOHNSTON AVENUE, KILSYTH

Kelvin Valley Properties are delighted to bring to the rental market this immaculately presented and newly refurbished one bedroom upper cottage flat which is situated on Johnston Avenue, close to the centre of Kilsyth. Boasting a spacious modern interior, the property also benefits from a large area of private garden to the side. Internally the property benefits from a modern fitted kitchen, a large lounge, a double bedroom and a new fully fitted bathroom with a shower and glass screen over the bath. Early viewing of this lovely property is highly recommended.



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

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LARN: 1903064 / LRN: 525415/320/19062 REFERENCES REQUIRED / EPC C / COUNCIL TAX BAND A



Entrance

From the road side parking you access the pathway which leads to the main door. No.37 is positioned in the front of the building.

Lounge

A bright spacious and freshly decorated room with a feature wall. The fire place is not included in the let. The grey carpet is continued through from the hallway. A double window overlooks the front of the property in this bright and attractive room.

Kitchen

Fully refurbished kitchen with base and wall mounted storage units. New worksurfaces with splash back wall paneling which completes the modern look. Attractive white sink, a ceramic hob, electric oven & extractor hood and a washing machine are all included here and a fridge/freezer is in the pantry next to the rear facing window. Attractive tiled floor.

Bedroom

A good sized double bedroom with window looking out to the rear drying green. New carpet and fresh white walls. A triple fitted wardrobe offers excellent storage.

Bathroom

Modern wet wall bathroom with a white suite and chrome fittings. Vanity unit under the sink. Shower with glass screen over bath. Tiled floor. Frosted window to the side.

Gardens

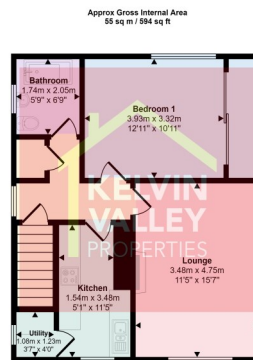
Private side garden which is laid to lawn. Access to a shared drying green (with the downstairs neighbour) to the rear.

Heating & Double Glazing

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

Area Summary

Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school, sports facilities and a number of historic tourist attractions. Nearby Croy railway station provides a regular link with Glasgow, Edinburgh and Stirling. All major motorway networks are only a short drive away, as are Loch Lomond, the Trossachs and many more scenic locations.



First Floor

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
or call us on
01236 825999



Post Code for Sat Nav

G65 0LJ