



### Property Highlights

Number of Rooms	5	Bedrooms	2
Key Features	<ul style="list-style-type: none"><li>• Required annual earnings 22,500</li><li>• Modern interior</li><li>• Central location</li><li>• Designated parking space</li></ul>		

**RENT**

**£750 P.C.M.**

**+ £750 Deposit**

## BURNBANK TERRACE, KILSYTH

Kelvin Valley Properties are delighted to bring to the rental market this traditional 2 bedroom first floor flat on the quiet and central Burnbank Terrace, Kilsyth. Internally there is a large lounge, attractive fitted kitchen, 2 double bedrooms and a bathroom with a shower over the bath. Externally, the property benefits from having a designated parking space and stone chipped garden area.

Early viewing is advised to avoid disappointment on this rarely available and highly sought after property.



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

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**LARN: 1903064 / LRN: 392668/320/04291 / REFERENCES REQUIRED / EPC D / COUNCIL TAX BAND C**



## Entrance

From the roadside, proceed through the archway and up the external stairwell on the right hand side. The property is on the left at the top of the steps.

## Lounge

The lounge is spacious, offering ample space for both dining and living room furniture. There is a double window to the front of the property allowing in plenty of light. Carpeted floor area.

## Kitchen

Attractive fitted kitchen with base and wall mounted storage units and extensive work surface with integral sink, hob and oven. The Fridge/freezer and washing machine are included in the rent. Window to the rear.

## Bathroom

Fully tiled with fitted three piece suite comprising pedestal wash hand basin, W.C. and fitted shower over the bath.

## Bedroom 1

Bedroom 1 boasts excellent storage in the form of two cupboards. The room is large with ample room for bedroom furniture. Carpeted floor area. Views overlooking the Burngreen Park.

## Bedroom 2

This bedroom is another bright and well presented double room. Carpeted floor. Window to the front.

## Garden & Parking

There is a stoned chipped area of private garden. There is also a designed parking space included in the let.

## 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 schooling 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 many scenic locations.



Floorplan



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**

**G65 0AE**