



Property Highlights

Number of Rooms	4	Bedrooms	1
Key Features	<ul style="list-style-type: none">• Short walk to Croy Train Station• Freshly redecorated• Brand new boiler• Council tax band A		

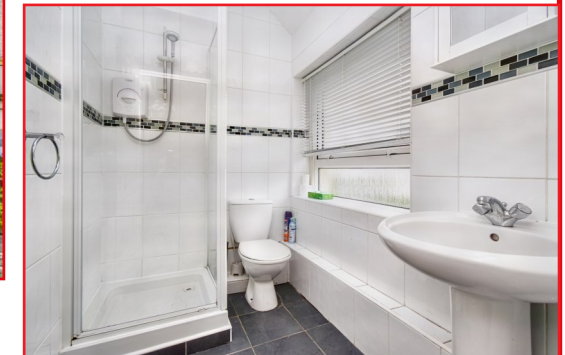
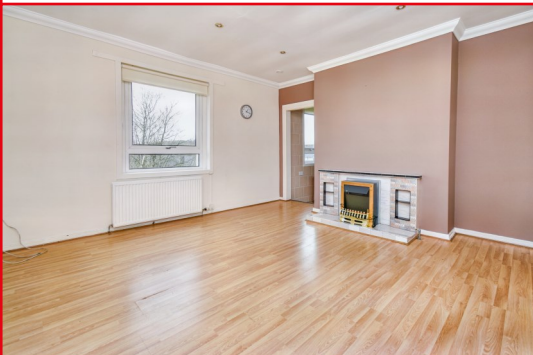
RENT

£510 P.C.M.

+ £510 Deposit

16 CUILMUIR TERRACE, CROY

Available to rent is this well proportioned 1 bedroom un-furnished upper floor cottage flat in the village of Croy near Kilsyth. The property boasts a fully fitted kitchen complete with appliances, shower room, spacious lounge and large double bedroom. The property has been recently re-decorated in neutral colours and is presented in good condition with a brand new boiler fitted for the new tenancy beginning. There are garden areas to the front and rear of the property and also on street parking available. Within short walking distance of Croy train station offering excellent commuting to both Glasgow and Edinburgh.



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: 623169/320/15111 - REFERENCES REQUIRED - EPC D - COUNCIL TAX BAND A



Entrance

From the road you enter the front garden via a gate and follow the path to the external steps leading to the front door.

Reception

At the top of the carpeted stairwell is the upper hallway which provides access to the lounge, bedroom and shower room. There is a large storage cupboard here as well.

Lounge

The spacious lounge boasts a large window to the rear and has neutral décor. The room has laminate flooring.

Kitchen

Fully fitted kitchen with modern generous base & wall mounted storage units. The oven, hood, hob is integrated. There is also a washing machine and fridge included. Tiled walls and flooring. Window to the rear.

Master Bedroom

This large double bedroom has been redecorated in neutral décor and has laminate flooring. Window to the rear of the property.

Shower Room

Modern fitted shower room with an electric shower, a cabinet, wash hand basin and W.C. Fully tiled.

Heating & Double Glazing

Gas central heating (newly fitted boiler) & double glazing throughout.

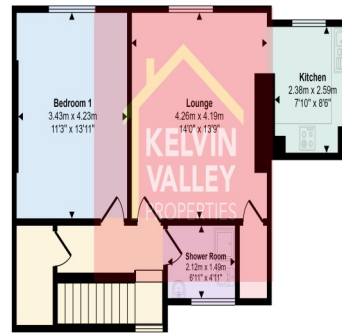
Gardens

Private garden areas to both front & rear.

Area Summary

Croy has superb railway links which 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 Loch Lomond and the Trossachs and many more scenic locations. Nearby Kilsyth offers a number of amenities including shops, health & leisure, primary & secondary school and sports facilities as well as a number of historic tourist attractions.

Approx Gross Internal Area
95 sq m / 1021 sq ft



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

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G65 9HR