



70 Third Avenue, Kings Park, G44 4TQ

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Situation

The area is well served by first class train and bus services to the City Centre (4 miles) and to East Kilbride. Mount Florida, Kings Park and their neighbouring suburbs of Cathcart, Shawlands, Langside and Muirend provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Silverburn shopping centre provides an extensive range of shops, restaurants and supermarkets. There are several golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach.

Linn Park is the second largest park in the city and with its variety of activities including an 18 hole golf course, children play areas and its extensive grounds offer woodland, river walks and Holmwood House, designed by one of Scotland's greatest Classical architects, Alexander 'Greek' Thomson (1817-1875) and is now maintained by the National Trust for Scotland.

The M77 provides commuter access to the City Centre, Glasgow Airport and along with the Glasgow Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.









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Property Description

A great opportunity to acquire this spacious and well presented traditional three bedroom/two public room mid terrace villa close to local amenities, shops and services.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. Warm welcoming reception hall with stairwell to upper level. Generous bay window sitting room overlooking the front garden. Dining room to rear. Well appointed kitchen fitted with a range of wall mounted and floor standing cabinets and affords access to rear garden and patio area.

Half landing: Four piece bathroom comprising corner bath and corner shower enclosure, wash hand basin and WC.

First Floor: Upper landing. Principal bedroom with bay window and fitted wardrobe. Bedroom two, again double bedroom. Bedroom three completes the accommodation.

The property is further complemented by gas central heating and double glazing.

Private garden grounds to the front and rear with a patio ideal for entertaining.

Garage accessed from rear service lane, with an up and over door.

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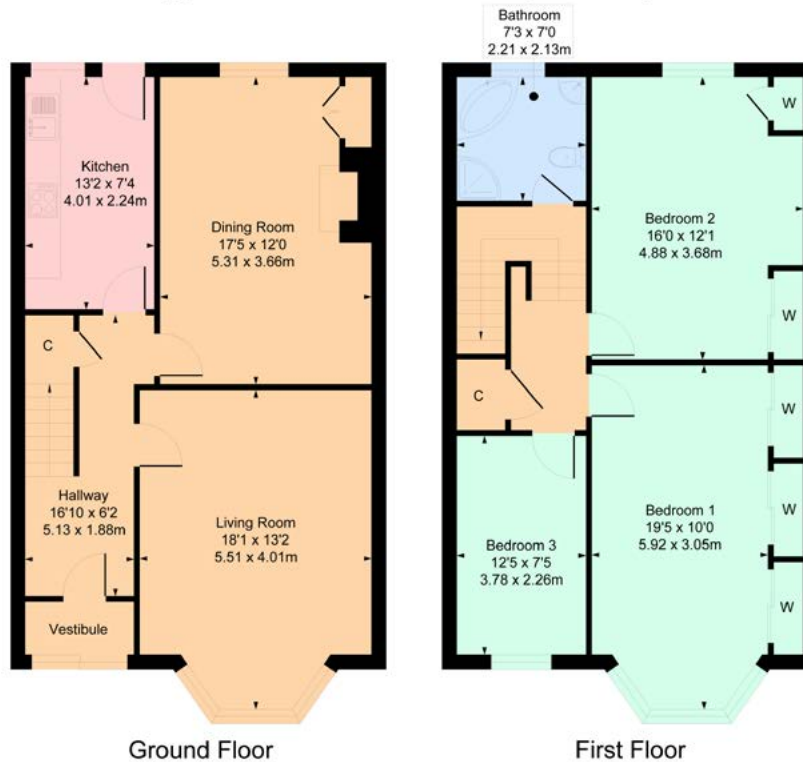








70 Third Avenue. Kings Park
Approximate Gross Internal Area 1327 sq ft - 123.28 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU

Tel: 0141 287 2000

Property Reference

CLA 579

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