



105 Menock Road, Kings Park, G44 5SD

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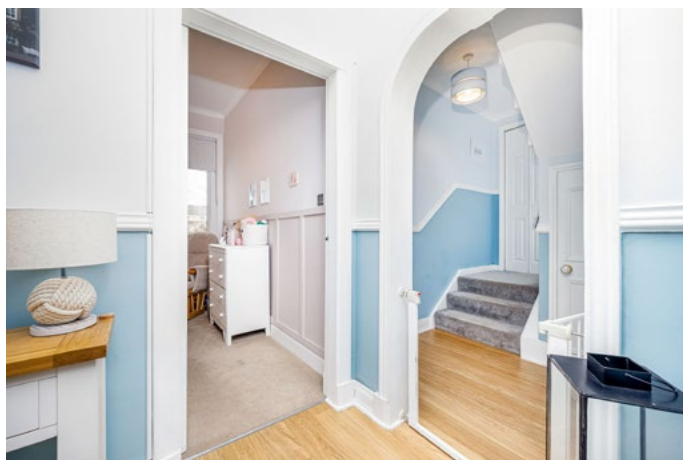
Situation

King's Park is well served by regular train and bus links to the City Centre and to East Kilbride. The neighbouring suburbs of Cathcart, Burnside and Rutherglen provide a broad range of excellent shopping facilities, supermarkets, restaurants and numerous recreational facilities. East Kilbride and Silverburn Shopping Centres provides an extensive range of shops, cinema complex, restaurants and supermarkets.

There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, Kings Park Primary, Holyrood Secondary and Kings Park Secondary. There are a number of pick up points in the South Side for Glasgow's leading independent schools.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several children's play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817-1875) is situated within the park and maintained by the National Trust for Scotland.

The M77 provides commuter links to the City Centre, Glasgow Airport and along with the 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

This extremely well proportioned four bedroom/four public room detached bungalow, offers flexible living accommodation over two levels, is set within a good sized plot and is perfectly located for a host of local amenities, including King's Park Train Station.

The overall accommodation comprises of:

Ground Floor: Welcoming reception hall with staircase to upper floor. Commodious bay windowed sitting room with feature fireplace. Family room with access to the conservatory. Modern fitted kitchen, with integrated appliances, which is semi-open plan to the dining room. Three bedrooms. Attractive, modern family bathroom, with four-piece suite.

First Floor: Upper landing. Bedroom one, with ensuite shower room. A useful dressing room/study completes the overall accommodation

The property is further complemented by gas central heating, double glazing, generous private garden grounds, driveway, garage, and ample storage throughout.

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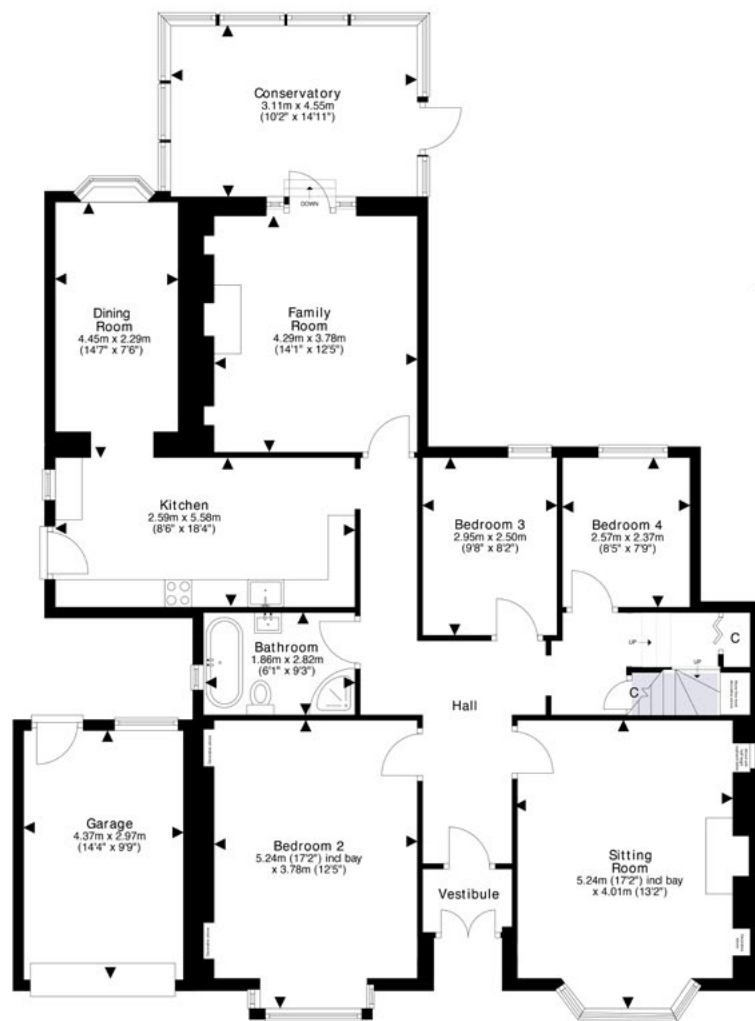
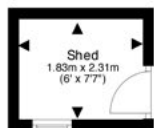












Ground Floor

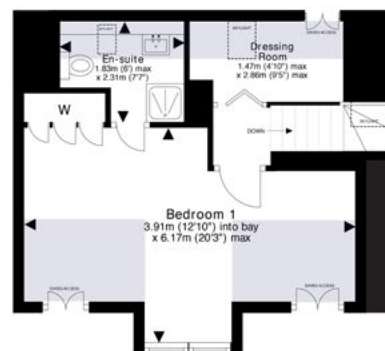
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Approx floor area: 169.39sq m (1823sq ft)

Garage: 12.98sq m (139.7sq ft)

Grden Shed: 4.23sq m (45.5sq ft)

Total approx floor area: 186.6sq m (2008.2sq ft)



First Floor

INDICATES AREA OF
REDUCED HEIGHT -
TYPICALLY < 1.5M



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band G

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 646

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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