

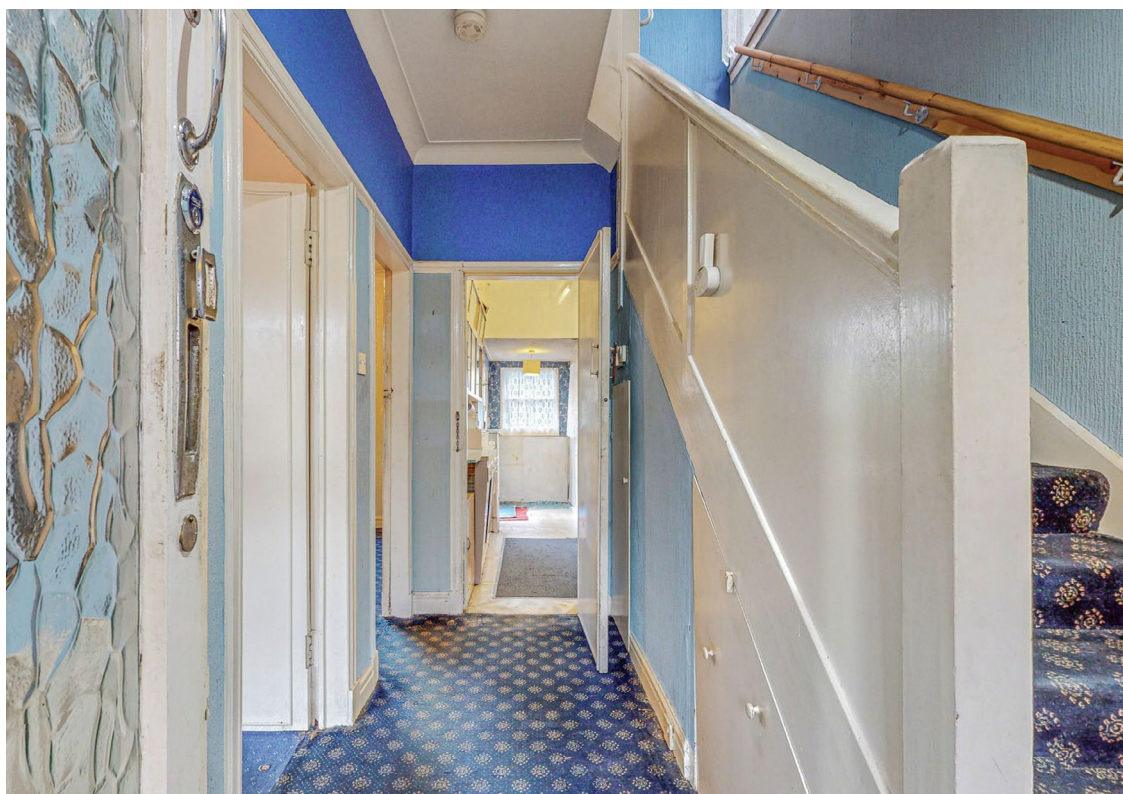


Semi Detached Villa
101 Kinghorn Drive, Kings Park G44 4TF



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional semi detached villa, located within a much sought after locale, offers spacious family sized accommodation requiring general internal modernisation.

The property is accessed from front via small vestibule and entrance hallway, leading directly to ground floor apartments and to upper floor level via a carpeted staircase. There is a spacious lounge with front facing bay window, ceiling coving and traditional fireplace. To the rear of the ground floor level there is a formal dining room which could be alternatively used as a fourth bedroom. The kitchen, which is open to a utility porch and which requires upgrading and modernisation, leads directly to the rear garden.

At upper floor level there is a carpeted landing leading to two double and one single bedrooms as well as the shower room (wet room) which is fully tiled and contains a modern WC and wash hand basin, as well as having an electric shower unit and fitted curtain rail. Although requiring general internal modernisation, the property does benefit from having gas central heating and upvc double glazing throughout the majority of the house. Externally there are substantial private gardens to front, side and rear, offering potential for extending the house subject to obtaining planning permission and all necessary local authority consents. There is a single car timber garage.

The property is conveniently located a short distance from a wide range of local shops within Cathcart and Mount Florida. More extensive shopping is available within nearby Shawlands and there is an ASDA superstore at Toryglen. There are excellent public transport links serving the area, with local bus services running to Glasgow City Centre and rail transport from nearby Kings Park and Cathcart railway stations. There are also excellent road links allowing quick commuting to Glasgow City Centre and the central belt motorway network. There are excellent schools serving the area, with the property being located within the catchment for St. Mirin's Primary, Kingspark Primary, Holyrood Secondary and Kingspark Secondary.

MEASUREMENTS

ENTRANCE HALL	
LOUNGE	14'7" x 13'0"
DINING ROOM	13'0" x 11'9"
KITCHEN	8'2" x 7'4"
UTILITY PORCH	6'8" x 4'1"
FIRST FLOOR LANDING	
BEDROOM ONE	12'9" x 11'9"
BEDROOM TWO	11'10" x 11'9"
BEDROOM THREE	8'10" x 7'4"
SHOWER ROOM	7'4" x 6'1"

EPC

Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

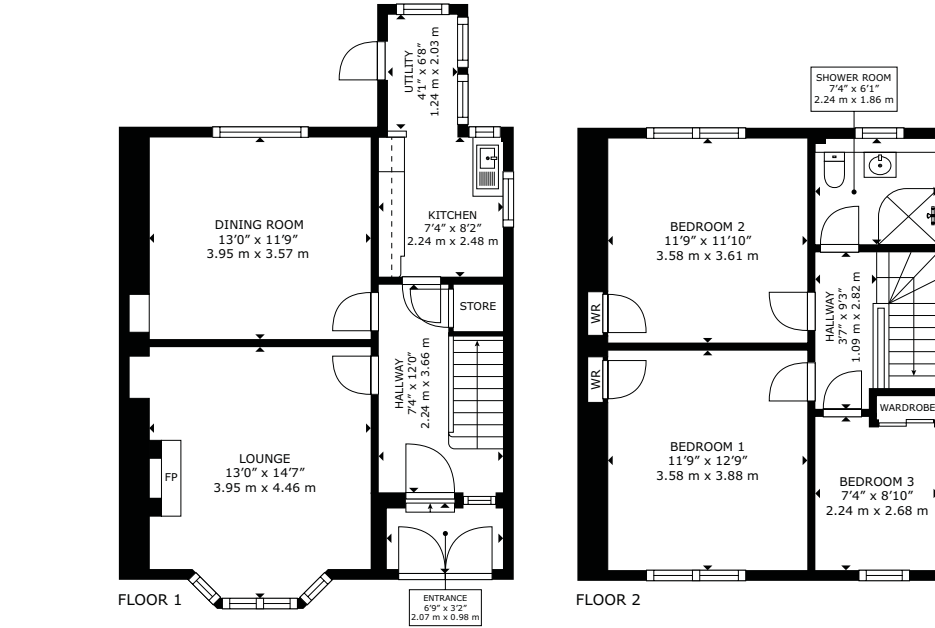


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GROSS INTERNAL AREA
 FLOOR 1: 571 sq. ft., 53 m² · FLOOR 2: 495 sq. ft., 46 m² ·
 TOTAL AREA : 1,066 sq. ft., 99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



espc

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