



**Shanta
Residential**
11 Muirend Road
Glasgow
G44 3QR
0141 255 2828

Kildary Road, Cathcart, G44 3AU

Shanta Residential are proud to present to the market this great four bedroom, semi detached home in the sought after area of Cathcart in the South side of Glasgow. Internally, the property displays some impressive period features, such as the stunning cornicing which is complimented by beautiful decor throughout. The lounge is grand and spacious with large windows allowing the natural light to flood in. There are two additional reception areas downstairs: a separate family room and a dining space off the kitchen providing a wonderful family friendly space. The open plan dining kitchen has been well laid out with wall and floor units providing excellent storage and preparation space. The integrated appliances create a sleek look and the open plan dining area creates a wonderful area to host and entertain. On this level you will also find a handy guest toilet. Upstairs you will find 3 wonderfully sized double bedrooms, a great single bedroom, easily converted into a home office or play room, and the family shower room which offers a modern 3 piece suite, contemporary fittings and a crisp finish. Accessed from the kitchen, the immaculate garden offers an enviable space, ideal for sitting out, socialising with family and friends and soaking up the sun. The garden space is completed by the external storage building, currently in use as a home gym, this is a versatile space that can be used in many ways enhancing the outdoor space. To the front of this of this wonderful home you will find the private driveway and access to the large garage offering additional storage. The property enjoys a central position within Cathcart and sits only minutes walk from excellent amenities including a wide variety of shops, cafes and bars. Supermarkets, train stations and excellent public transport services are also close at hand. In addition to this, there are excellent road links close by giving access to Glasgow City Centre and the Central Belt motorway network. With its double glazing, gas central heating, traditional features and great location we expect it to be popular and so would advise early viewing to avoid disappointment. For council tax purposes this property is band F.

- **Four Bedrooms**

- **Semi Detached**

- **Great Location**

- **Driveway & Garage**

- **Gas Central Heating**

- **Double Glazing**

- **Low Maintenance Garden**

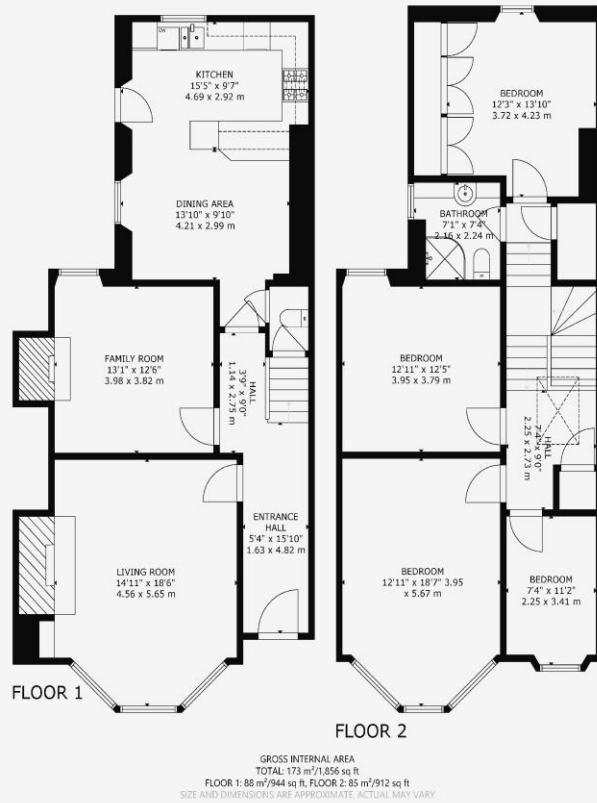
- **Good Transport Links**



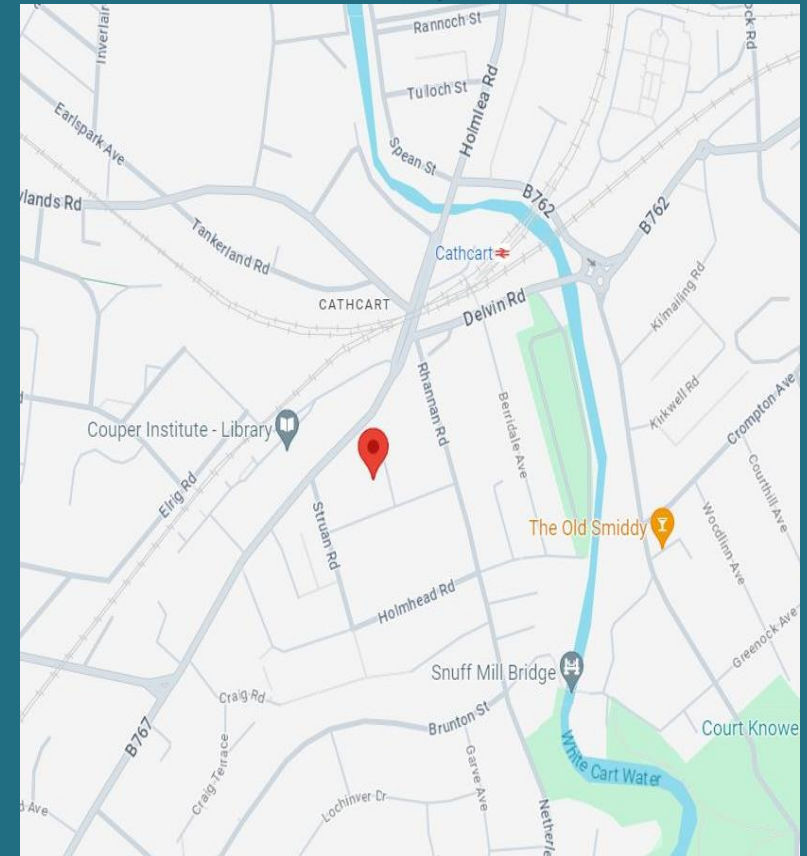
Offers Over £460,000



Floorplan



Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.