





## Kingsdyke Avenue, Kings Park, G44 4LR

Shanta Residential are delighted to present this stunning three bedroom, end terrace villa in the sought after area of Kings Park, Glasgow. Positioned at the front of the property is the formal living room, tastefully decorated in neutral tones and features half-panelled walls and beautiful parquet flooring, adding a sense of sophistication and timeless appeal. The room further benefits from large bay windows that offer a stunning outlook over Cathkin Braes, and floods the space with natural light. A charming gas fire adds warmth and creates a cosy, inviting atmosphere. At the rear of the property is the impressive, recently refurbished and extended open-plan kitchen/dining area. The kitchen features sleek grey cabinetry, complemented by high-quality integrated appliances, a gas hob and a stylish breakfast island that provides additional seating and prep space. Bi-folding doors lead out to the rear garden which is immaculately landscaped. Conveniently, the ground floor also includes a W/C, cleverly positioned beneath the stairs, along with a utility room that offers additional versatility to suit your needs. Upstairs, you'll find three double bedrooms and two bathrooms. The spacious master bedroom features a stylish barn-style sliding door leading to a luxurious en-suite bathroom, complete with a walk-in shower and a freestanding bath tub for the ultimate relaxation. Both additional double bedrooms are beautifully presented and benefit from built-in storage units, offering ample space and practicality without compromising on style. Completing the upstairs is the bright and airy family shower room, finished with decorative tiling, an extensive vanity area and walk in shower with contemporary chrome fixtures. Outside, beyond the tiered garden at the rear of the property is private parking, which is rare and sought after. Kingsdyke avenue itself is positioned in a desirable of Kings Park, situated closely to shops and local amenities, along with excellent transport links. Kings Park train station is only a few minutes walk away, where you have easy access to Glasgow city centre and beyond. You also have the convenience of being close to Hampden Park, which hosts a variety of sporting events and concerts throughout the year. With the property's desirable location, walk in condition, private parking and fabulous garden, we expect this property to be popular and would advise early viewing. For council tax purposes this property sits in band E.

- **Three Bedrooms**

- **End Terrace Villa**

- **Two Bathrooms**

- **Gas Central Heating**

- **Walk In Condition**

- **Private Driveway**

- **Sought After Location**

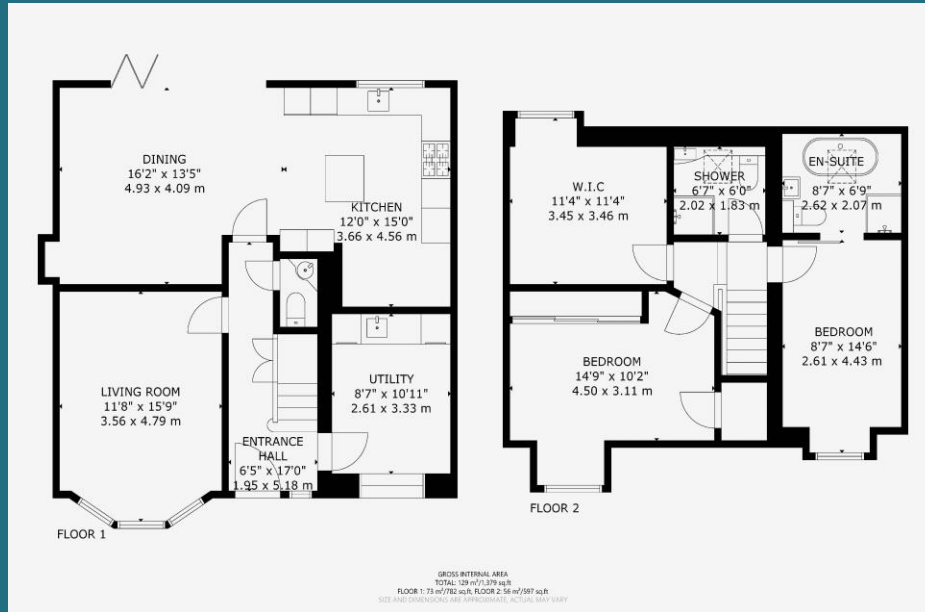
- **Nearby Amenities**



Offers Over £280,000



## 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.