





## Courthill Avenue, Old Cathcart, G44 5AB

Shanta Residential is delighted to present to the market this stunning four bedroom, detached bungalow in the highly sought-after area of Old Cathcart, Glasgow. Immaculately presented throughout, this property has been finished to an exceptionally high standard and is offered in true walk-in condition. Upon entering the home, you are invited into the spacious and bright hallway which is decorated tastefully and sets the tone for the rest of the property. The beautiful herringbone flooring flows seamlessly throughout the downstairs offering a timeless finish that brings both elegance and warmth to the home. The open-plan kitchen and living area is well laid out and truly feels like the central hub of this home. This room is flooded with light from the large windows overlooking the garden and creates the perfect spot to unwind. The kitchen has been carefully designed to offer an abundance of storage and prep space with a broad range of floor and wall-mounted fitted units, free standing appliances and a dual range cooker. The large kitchen island and dining area provide the perfect area to host and socialise with family and friends. French doors lead you out to the beautifully landscaped garden, laid mostly to lawn with a small patio area to enjoy the summer sunshine. To the front of the property, the master bedroom is a great size with plush carpeting and plenty storage opportunities. This room further benefits from a stylish en-suite, complete with a walk-in shower and contemporary geometric tiling. Opposite the master, the second downstairs bedroom is currently presented as an additional living space. This versatile room is enhanced by a beautiful bay window that floods the area with natural light, while the feature fireplace and elegant panelled detailing adds character and charm. Upstairs, the property offers a further two double bedrooms, both decorated in neutral tones with plenty floor space for furnishings. Completing the home is the family bathroom with three piece suite, separate walk in shower, contemporary fittings and crisp tiling. To the front of the property, you have a lovely front garden with a private driveway offering off street parking. Courthill Avenue is located in a highly desirable part of Cathcart, well positioned for access to local amenities and excellent public transport links. The area offers an abundance of shops and eateries, with Cathcart train station just a few minutes walk away, for easy access to the city centre and beyond. Also nearby you have Linn Park, just one of several green spaces offering a peaceful escape from city life within walking distance of the property. With its walk in condition, sought-after location, gas central heating, private garden and driveway, we expect this property to be popular and would advise early viewing. For council tax purposes, this property sits in band G.

- **Four Bedrooms**
- **Detached Bungalow**
- **Immaculately Presented**
- **Prime Location**
- **Private Driveway**
- **Spacious Garden**
- **Nearby Amenities**
- **Gas Central Heating**

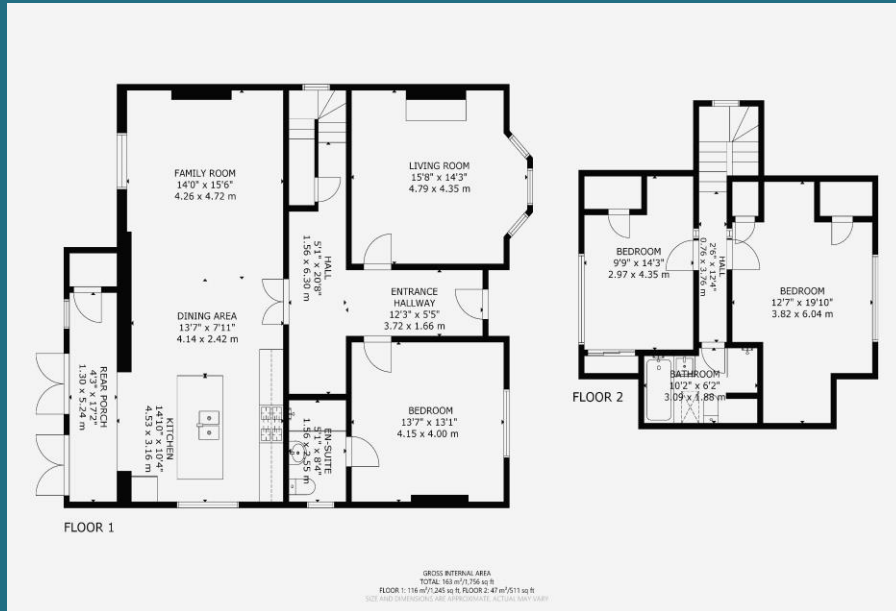


Offers Over £450,000

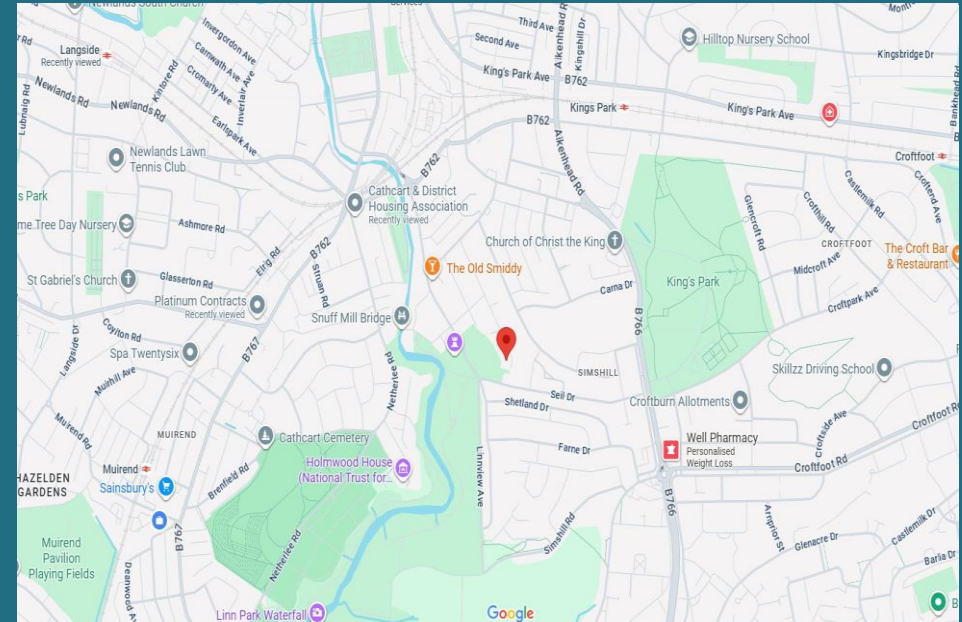




## Floorplan



## Map



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