



145 Kirriemuir Avenue, Cardonald, G52 3DW

Offers Over £110,000

145 Kirriemuir Avenue

Shanta Residential are delighted to present to the market this fantastic two bedroom, ground floor flat in Cardonald, Glasgow. This property is presented in true walk-in condition and offers an ideal home for a range of buyers. The beautiful bay-windowed living room is flooded with natural light and features elegant wood flooring and a traditional fire place, creating a warm and inviting atmosphere. The dining area provides an ideal space for family meals or hosting guests. The modern kitchen is well laid out with wall and base units, free standing appliances and a gas hob. French doors in the kitchen provide access to the low maintenance garden and decking area where you can soak up the summer sunshine. The property offers two double bedrooms, both are bright and airy and decorated in neutral tones with plenty floor space for furnishings. The master bedroom benefits from built in mirror sliding wardrobes and a versatile walk in storage area, currently used as a nurse's room but also suitable as a home office. Completing the home is the family bathroom with its three piece suite, contemporary fittings and crisp tiling.





- Two Bedrooms
- Ground Floor Flat
- Gas Central Heating
- Spacious Private Garden
- Double Glazing
- Nearby Amenities
- Excellent Transport Links
- On Street Parking

Council Tax band: C

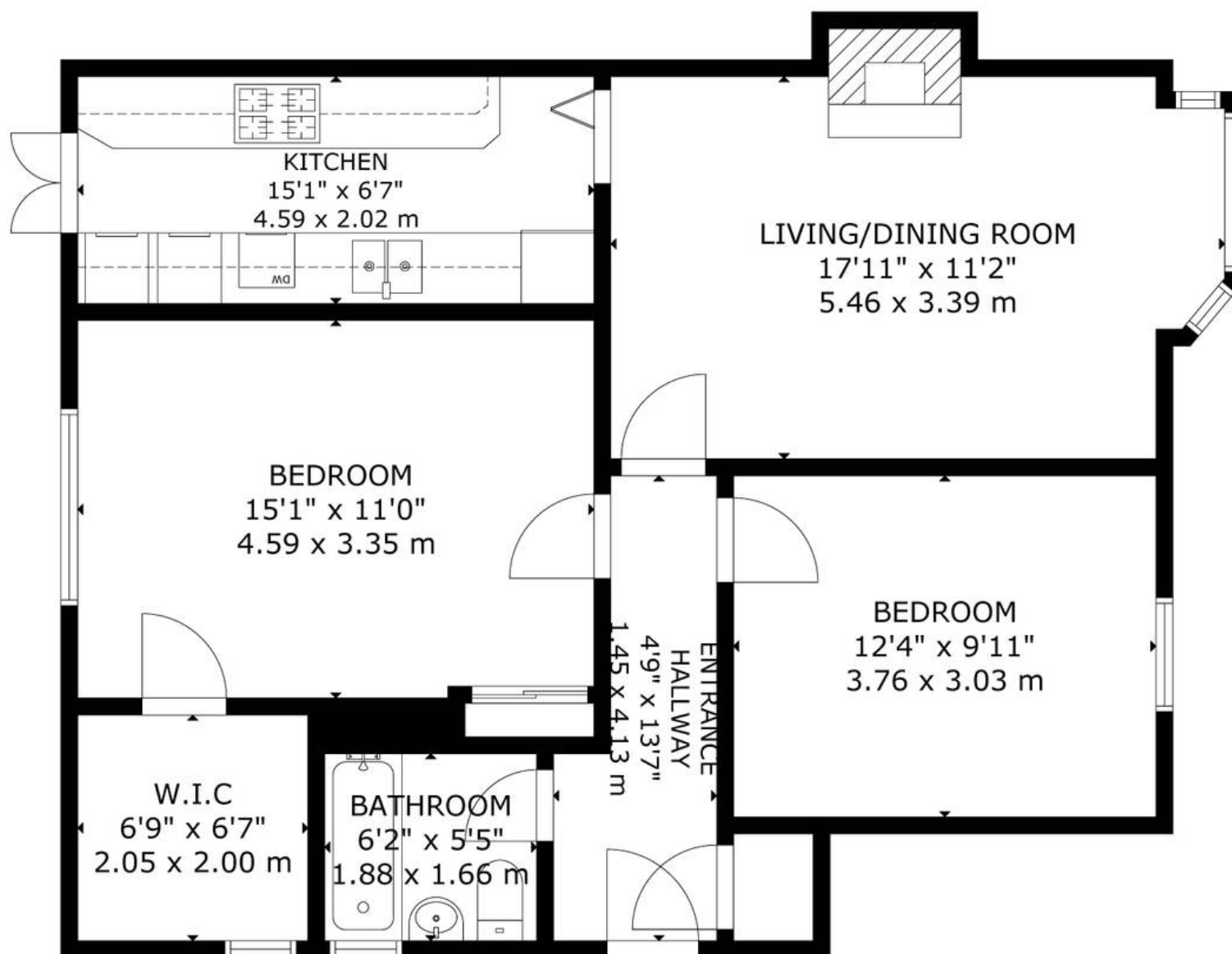
Tenure: Freehold

Outside, the garden is predominantly laid with stones for easy maintenance and includes a lovely summerhouse with an electricity supply, perfect for working or relaxing. Kirriemuir Avenue is in an excellent location with an abundance of amenities nearby. Access to the motorway network is easily accessible within a short drive. Local schooling, train stations and bus stops are also within walking distance. The property is also a short distance from Bellahouston and Pollok Park, providing a lovely green space. With it's gas central heating, on street parking and double glazing, we expect this property to be popular and would advise early viewing.









GROSS INTERNAL AREA
TOTAL: 72 m²/773 sq ft
FLOOR 1: 72 m²/773 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY