



Kinnell Avenue | | Glasgow | G52 3RU

Offers Over £105,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kinnell Avenue.

A two-bedroom lower cottage flat makes the ideal first-time buy or downsize.

Property Description

The accommodation on offer extends to the welcoming reception hallway with a storage cupboard. The bright and airy lounge can be found at the rear of the property, open to the dining area, with patio doors to the private rear garden. From the lounge to the rear is the gally-style kitchen, which has a range of floor and wall-mounted storage units and contrasting worktops. There are two good-sized bedrooms from the hall, with the main bedroom to the front with a bay window giving lots of natural light. Completing the accommodation is the family shower room with a double-sized walk-in shower, wc, and basin.

The property further benefits from Gas Central Heating, Double Glazing, private garden grounds to the front and rear, and a driveway providing off-street parking.

Cardonald provides an array of local amenities, including supermarkets, shops, bars, restaurants, and transport links. A regular bus route gives access to Paisley Town Centre and Glasgow City Centre; the nearest train, starting at Mossspark Station, is also within walking distance.

The M8 and M74 networks are also nearby, leading to nearby locations such as Glasgow International Airport.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the seller's commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the Property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the Property can be found here.

