



eruive
ESTATE AGENTS

OFFERS OVER

£169,000

Kingsbridge Park Gardens
Glasgow, G44 4JG

PROPERTY SUMMARY

Cruive Estate agents are delighted to introduce 5 Kingsbridge Park Gardens - an immaculately presented and highly desirable two-bedroom end-terraced villa with driveway and lovely well-tended gardens, situated within this popular child friendly cul de sac development constructed by highly renowned builders Mactaggart & Mickel.

In summary, the property comprises; entrance hallway, modern fitted front facing kitchen, stylish lounge with French doors opening onto rear garden providing a seamless blend of indoor and outdoor living. Additionally, a convenient large understairs storage cupboard completes the ground floor layout. Upstairs unveils two generously proportioned double bedrooms both adorned with storage, offering both style and functionality plus a modern bathroom with bath and shower over.

Noteworthy amenities include gas central heating and double glazing. Externally there is a small front garden complemented by a monoblock driveway providing secure off-street parking. Further enhancing this excellent home is the fully enclosed child/pet friendly rear garden comprising an area of lawn with well stocked borders plus a patio, perfect for outdoor entertaining, summer BBQ's and alfresco dining.

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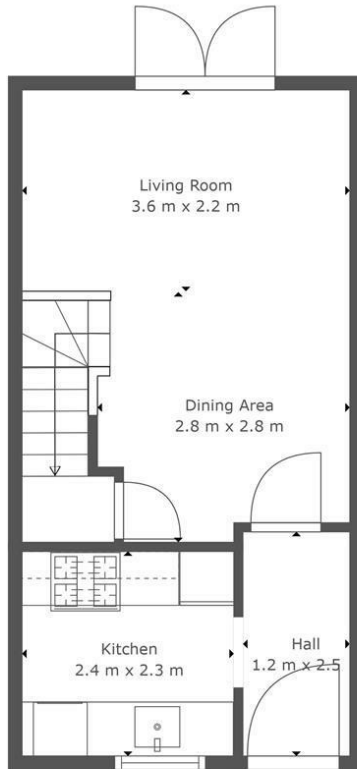
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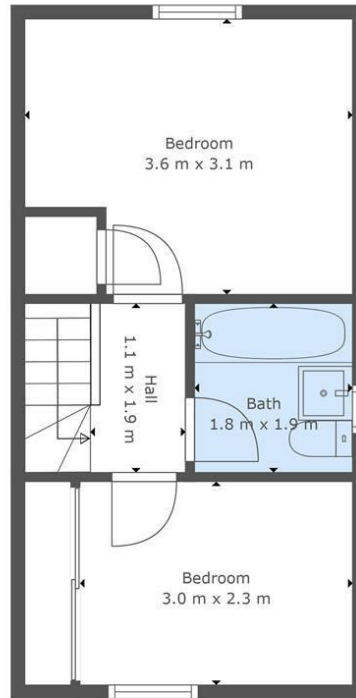








Floor 1



Floor 2



TOTAL: 54 m²
FLOOR 1: 27 m², FLOOR 2: 27 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.

LOCAL AUTHORITY

Glasgow City

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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