



Kings Park Avenue, Glasgow G44 4HZ

welcome to

Kings Park Avenue, Glasgow

- Stunning End Terrace Villa
- Bright Spacious Bay Window Lounge
- Dining Room / Sitting Room
- Modern Fitted Kitchen
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£260,000

Fantastic opportunity to acquire this stunning end terrace property within the very popular Kings Park area of Glasgow.

The property comprises of entrance hallway, bright spacious bay window lounge, dining room / sitting room located to the rear, modern fitted kitchen which has a range of base and wall mounted units with aspects and access to the impressive private rear gardens.

On the upper level are three bedrooms (two with views over the front and one to the rear). Completing the upstairs is the family bathroom with a three piece suite.

Furthermore the property has gas central heating, private gardens to front and rear and garage.

Situated within this popular locale the property is well placed for local amenities with a variety of shops within walking distance catering for day-to-day requirements. Alternatively the area benefits from excellent public transport links, which provide fast commuter access to Glasgow City Centre and surrounding areas. Excellent schooling may be found locally both at primary and secondary levels.

Viewing is strongly advised.

Entrance Hallway

Lounge

14' 6" Into Bay x 12' 9" Max (4.42m Into Bay x 3.89m Max)

Dining Room / Sitting Room

12' 9" Max x 11' 7" Max (3.89m Max x 3.53m Max)

Kitchen

8' x 7' 3" (2.44m x 2.21m)

Bedroom One

13' x 11' 6" Max (3.96m x 3.51m Max)

Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Three

10' 3" x 7' 4" (3.12m x 2.24m)

Bathroom

7' 1" x 6' (2.16m x 1.83m)

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Property Ref:

BSD108307 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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