



Menock Road, Kingspark Glasgow G44 5QN

welcome to

Menock Road, Kingspark Glasgow

- Stunning Upper Cottage Flat Located In Kingspark
- Bright Spacious Lounge
- Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms (One With Bay Window)

Tenure: Freehold EPC Rating: C

offers over

£115,000

Having been maintained to an exacting standard by the existing owner this generously proportioned and unique upper cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive bright spacious lounge with under floor heating, fitted kitchen displaying base and wall mounted units, dining room / bedroom three, two bedrooms (one with bay window) and family bathroom with three piece suite completes the accommodation. The property also has a floored attic.

Externally the property offers maintained level landscaped gardens which are located to the rear. The property also has gas central heating and on street parking. The property is also within a three minute walk from the park.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

15' 2" x 12' 2" Max (4.62m x 3.71m Max)

Kitchen

6' 6" x 6' 4" (1.98m x 1.93m)

Dining Room / Bedroom Three

12' x 6' 2" (3.66m x 1.88m)

Bedroom One

16' 5" Into Bay x 11' 2" Max (5.00m Into Bay x 3.40m Max)

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m)

Bathroom

7' x 5' 6" (2.13m x 1.68m)

Floored Attic Space

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Property Ref:

BSD108692 - 0003

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