



**Kingsbridge Drive, Glasgow G44 4JT**

## welcome to Kingsbridge Drive, Glasgow

- Lower Cottage Flat
- Spacious Lounge With Patio Doors
- Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms

Tenure: Freehold EPC Rating: C

offers over

# £105,000

Allen & Harris are delighted to offer to the market this generous proportioned and unique lower cottage flat which should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge with patio doors leading to rear garden, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three, two generously proportioned double bedrooms (one with bay window) and bathroom completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the front and rear. There is also on street parking available.

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.

### Lounge

15' 1" x 12' 1" narrowing to 10' 9" ( 4.60m x 3.68m narrowing to 3.28m )

### Kitchen

6' 6" x 6' 5" ( 1.98m x 1.96m )

### Bedroom One

16' 1" narrowing to 14' 10" x 10' 6" ( 4.90m narrowing to 4.52m x 3.20m )

### Bedroom Two

10' 9" x 9' 5" ( 3.28m x 2.87m )

### Bedroom Three

11' 8" x 6' 3" ( 3.56m x 1.91m )

### Bathroom

6' 9" x 5' 5" ( 2.06m x 1.65m )

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#### Property Ref:

BSD108719 - 0002

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