



Curtis Avenue, Glasgow G44 4PX

welcome to

Curtis Avenue, Glasgow

- Three-bedroom lower cottage flat
- Fully upgraded to a modern standard
- Double driveway and garage
- Internal soundproofing installed
- Excellent motorway access (M74)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£120,000

*** CLOSING DATE SET FOR THURSDAY 5TH FEB @ 12PM ***

This beautifully presented three-bedroom lower cottage flat is located on the ever-popular Curtis Avenue in Kings Park and has been upgraded throughout to a modern standard, offering spacious and flexible accommodation ideal for today's buyers.

The property boasts a bright and welcoming living room, enhanced by patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The modern fitted kitchen and contemporary bathroom have both been upgraded, providing stylish and practical spaces ready to move into.

All three bedrooms are well proportioned, and the current owner has invested in internal soundproofing, significantly enhancing comfort and privacy throughout the home.

Externally, the property benefits from a double driveway, a private rear garden, and a garage, offering excellent storage and off-street parking-features rarely found together in properties of this type.

Ideally situated close to Hampden Park Stadium, the property also enjoys excellent transport links with easy access to the M74 motorway, making it perfect for commuters. With cottage flats in exceptionally high demand and flying off the market, early viewing is strongly advised to avoid disappointment.

This home will appeal particularly to first-time buyers, downsizers, and anyone

Lounge

15' 2" x 14' 4" (4.62m x 4.37m)

Kitchen

6' 8" x 6' 3" (2.03m x 1.91m)

Bedroom 1

16' 4" x 10' 9" (4.98m x 3.28m)

Bedroom 2

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom 3

12' 4" x 6' 3" (3.76m x 1.91m)

Bathroom

6' 7" x 5' (2.01m x 1.52m)

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Property Ref:

BSD109088 - 0003

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.



0141 613 3992



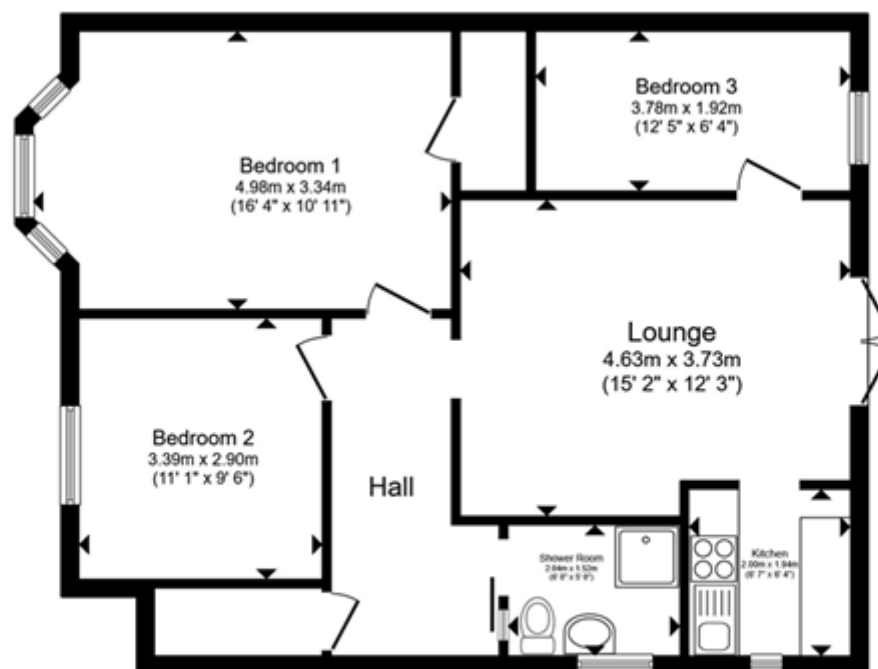
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240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



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Total floor area 69.4 m² (747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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