



45 THIRD AVENUE

KINGS PARK

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c o r u m



3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

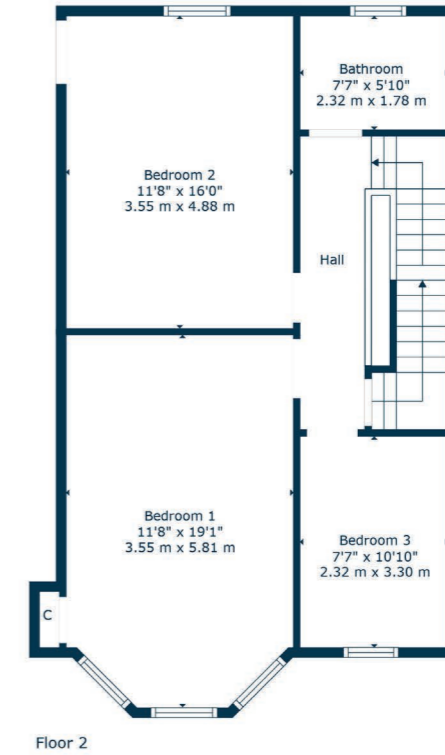
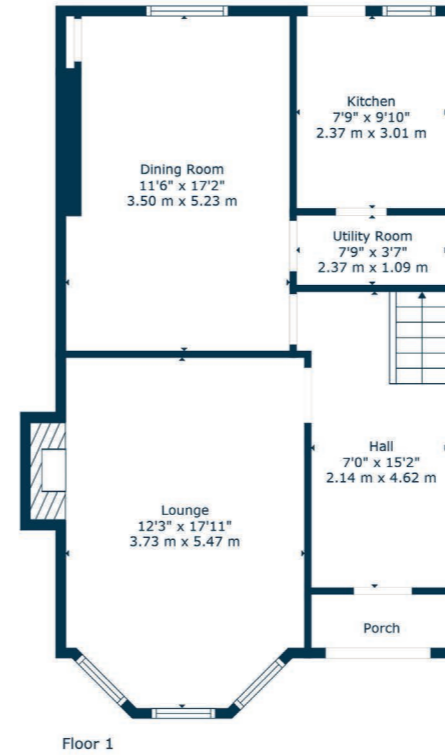
This stone fronted terrace home is beautifully presented to market, considerably cared for over the years and ideally suited to astute buyers.

The accommodation includes; entrance vestibule via storm doors, reception hallway, bay windowed lounge to front with feature gas fire and a designated dining room to the rear that provides access into a fitted kitchen with door to back garden. A small utility area between the dining room and kitchen houses the washing machine whilst the kitchen has an integrated fridge freezer, dishwasher and a four burner gas hob with oven and grill below.

The original staircase leads to first floor level revealing three double bedrooms and a contemporary four piece bathroom suite is found at half landing. A further fixed stair from first floor landing leads to a floored and lined attic space, thoughtfully created to include two separate areas, fitted eaves storage and four Velux rooflights aiding natural light delivery.

The property has been very well looked after by our clients and it retains a number of traditional features alongside gas fired central heating and double glazed windows. The roof covering on the property was replaced in 2001. Externally the front garden is established and maintained with a path leading to the front door whilst the back garden is fully enclosed with a gate leading to Third Avenue Lane that runs behind the terrace.





45 Third Avenue is nearby many thriving amenities on Carmunnock Road, Battlefield Road and Clarkston Road where coffee houses, restaurants and shops jostle for position. More extensive amenities are found at the 24 hour Asda store at Toryglen, the Sainsburys Muirend store or the Morrisons store in Newlands. King's Park and Mount Florida railway stations are within half a mile of the front door whilst bus routes on nearby Carmunnock Road give access into Glasgow or deeper into the Southside.

SS4681 | Sat Nav: 45 Third Avenue, Kings Park, G44 4TQ

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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