



180 Kings Park Avenue, Kings Park G44 4JF

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Situation

The area is well served by first class train and bus services to the city centre . The neighbouring suburbs of Shawlands, Langside, Giffnock and Muirend provide a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Nearby Silverburn shopping centre provides an extensive range of shops, restaurants, cinema complex and supermarkets.

There are a number of golf courses in the area and a selection of local health clubs. Pollok Country Park is also within easy reach. Schooling is available locally at both primary and secondary level including St Fillan's Primary School, Kings Park Primary, Holyrood Secondary and Kings Park Secondary. There are a number of pick up points in the South Side for Glasgow's leading independent schools.

Linn Park is the second largest park in the city. It has a variety of activities including a golf course and several childrens play areas. The extensive grounds offer woodland and river walks. Holmwood House, which was designed by one of Scotland's greatest Classical architects, Alexander "Greek" Thomson (1817 - 1875) is situated within the park and maintained by the National Trust for Scotland.

The M77 provides commuter links to the City Centre, Glasgow Airport and along with the Southern Orbital provides an excellent connection to the Central Scotland motorway network as well as south towards Ayrshire and Prestwick Airport.









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Property Description

Seldom available within this sought after stretch of Kings Park Avenue, a three bedroom semi detached villa, set within generous gardens and south facing rear garden.

The accommodation comprises:

Ground Floor: Entrance vestibule. Spacious and welcoming reception hallway allowing access to lower and upper accommodation. Generous bay window sitting room with fireplace. Bright family room overlooking the rear gardens. Kitchen offering a range of wall mounted and floor standing units and worktops. Open plan dining area with access to rear gardens.

First Floor: Spacious and light landing giving access to house bathroom with three piece suite. Master bedroom with fitted wardrobe. Bedroom two .bright double Bedroom and third bedroom make up the accommodation.

The property is further complimented by gas central heating and double glazing. Gardens to front, side and rear of property. Garage with power and mains water and Driveway

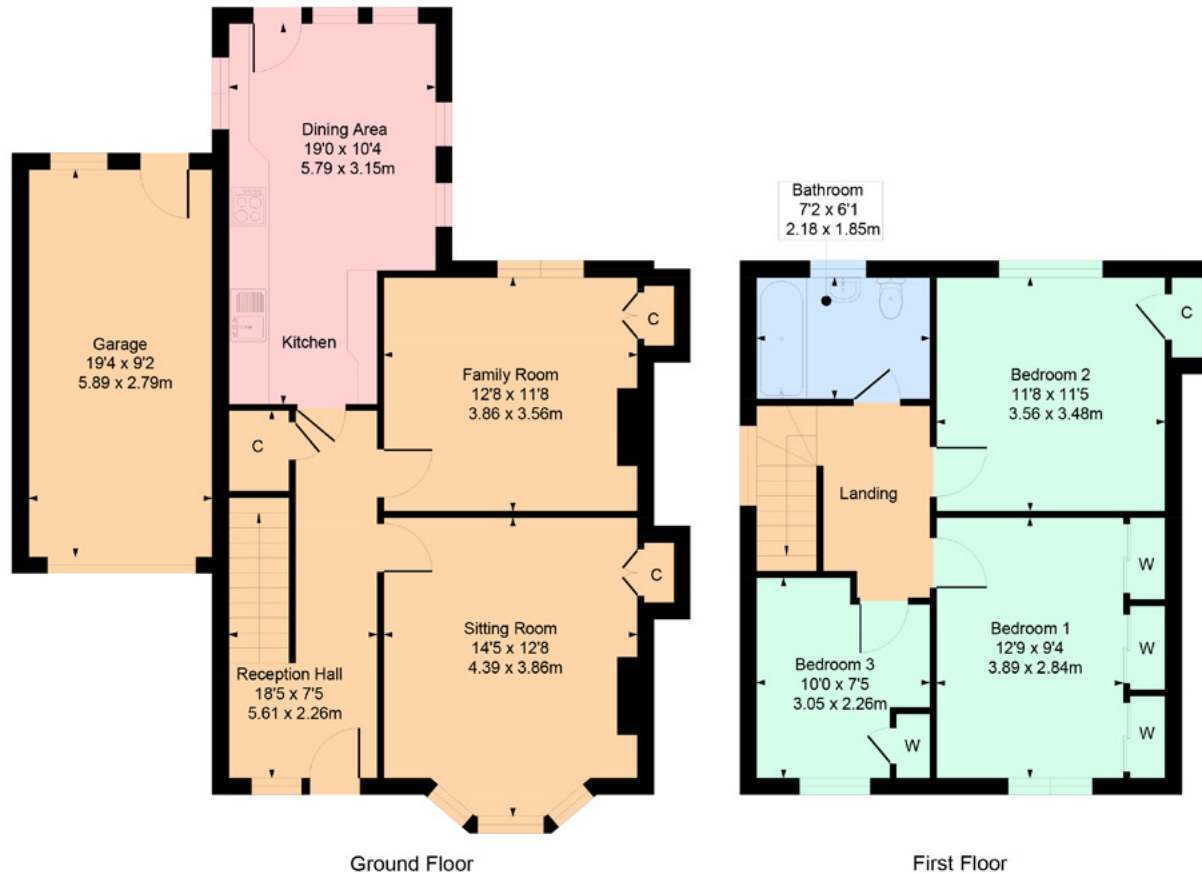


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180 Kings Park Ave
Approximate Gross Internal Area
Main House 1181 sq ft - 109.71 sq m
Garage 177 sq ft - 16.44 sq m
Total 1358 sq ft - 126.15 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

Glasgow City Council
Band E

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

3339

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