



Kings Park Avenue, Glasgow G44 4HZ

welcome to

Kings Park Avenue, Glasgow

- Four-bedroom end-terraced family home
- Ideal family home in a highly desirable Southside location
- Bright and spacious living room & dining room both with bay window
- Downstairs shower room
- Short walk to Kings Park Train Station

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over

£315,000

Situated on the highly sought-after Kings Park Avenue in the desirable southside of Glasgow, this impressive four-bedroom end-terraced property offers spacious and versatile accommodation, making it an ideal home for growing families.

Upon entering the property, you are welcomed by a generous and inviting entrance hallway which sets the tone for the bright and spacious accommodation throughout. The ground floor features a large living room with a beautiful bay window, allowing for an abundance of natural light and creating a warm and relaxing space. Adjacent to this is a bright and spacious dining room, also enhanced by a bay window, perfect for entertaining guests or enjoying family meals.

The spacious kitchen provides ample storage and worktop space, with additional room for a dining table, making it a fantastic hub of the home. Just off the kitchen is a convenient utility room which offers further practicality and provides direct access to the private rear garden, ideal for outdoor dining and family activities. The ground floor accommodation is completed by a fourth bedroom, which offers flexible use as a guest room, home office, or playroom, as well as a modern downstairs shower room. Upstairs, the property continues to impress with two well-proportioned double bedrooms and a third bedroom that can easily serve as a guest bedroom, nursery, or home office depending on your needs. The upper level is finished with a family bathroom, providing functional living.

Living Room

12' 11" x 12' 10" (3.94m x 3.91m)

Kitchen

16' 4" x 13' 10" (4.98m x 4.22m)

Dining Room

12' 10" x 11' 8" (3.91m x 3.56m)

Wc

6' x 4' 9" (1.83m x 1.45m)

Bedroom 1

13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom 2

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom 3

10' 3" x 7' 4" (3.12m x 2.24m)

Bedroom 4

12' x 8' (3.66m x 2.44m)

Bathroom

5' 9" x 4' 7" (1.75m x 1.40m)

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Property Ref:
BSD109121 - 0002

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.



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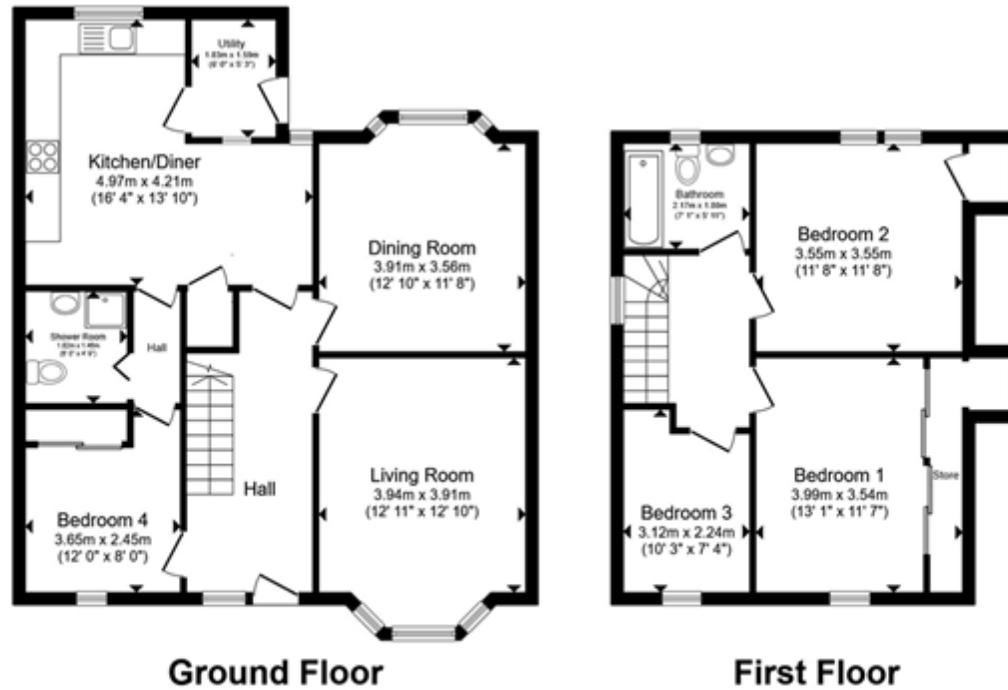
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Lanarkshire, G73 3SA



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Total floor area 122.6 m² (1,319 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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