



**Kingsacre Road, Glasgow G44 4LX**

welcome to

## Kingsacre Road, Glasgow

- Two-bedroom lower cottage flat
- Fully renovated to a high, sleek and stylish standard
- Reconfigured layout for improved space and practicality
- Extended bathroom with contemporary finish
- Modern, relocated kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

# £130,000

This beautifully presented two-bedroom lower cottage flat is located within the ever-popular Kings Park area and has been renovated by the current owners to an exceptionally high standard throughout. Finished in a sleek and stylish contemporary design, the property offers modern, flexible living ideal for today's lifestyle.

The accommodation has been thoughtfully reconfigured to maximise both space and practicality. The kitchen has been relocated, creating a more spacious and functional layout, while the bathroom has been extended to provide a luxurious and comfortable setting. The modern kitchen is well-appointed with ample worktop and storage space, making it perfect for both everyday living.

The property boasts a generously sized master bedroom, along with a versatile second bedroom that would be ideal as a home-working office or guest room. Additional storage is provided by fitted cupboards within the hallway, ensuring the home remains clutter-free and well organised.

Externally, the property benefits from easy-to-maintain private gardens, complete with a pleasant sitting area at the bottom of the garden-perfect for relaxing or enjoying outdoor dining.

Situated in an ideal location, the flat is close to a wide range of local amenities, transport links and recreational facilities, making it a superb choice for first-time buyers, downsizers or professionals alike.

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**Property Ref:**

BSD109028 - 0003



### Living Room

14' 7" x 12' 1" ( 4.45m x 3.68m )

### Kitchen

15' x 6' 5" ( 4.57m x 1.96m )

### Bedroom 1

11' 1" x 16' 1" ( 3.38m x 4.90m )

### Bedroom 2

11' 3" x 9' 5" ( 3.43m x 2.87m )

### Bathroom

14' 1" x 6' 5" ( 4.29m x 1.96m )



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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.focalagent.com](http://www.focalagent.com)

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