



Spacious lower cottage flat within a popular Kings Park location

Two well-proportioned double bedrooms

Additional versatile room ideal as a playroom, dining room or home office

Montford Avenue, Glasgow, G44 4PA

EVE Property are delighted to present to the sales market this spacious two-bedroom lower cottage flat with an additional versatile room, ideally positioned within a popular Kings Park address. The property is presented in good condition throughout, offering well-maintained accommodation with fresh décor, updated flooring, a modern kitchen and a contemporary shower room. Early viewing is highly recommended to appreciate the accommodation on offer.



Property Description

The property is elevated from the road, providing a pleasant outlook and added privacy from passing traffic. Entrance is via a welcoming hallway finished in modern tones with contemporary laminate flooring which continues through to the lounge.

The bright and spacious lounge enjoys views over the rear garden and provides access to both the kitchen and the additional room. The modern kitchen features grey wall and floor mounted units, complemented by a black tiled splashback and fitted worktops. Appliances include an electric oven, electric hob and under-counter fridge and freezer.

Two well-proportioned double bedrooms are positioned to the front of the property, both freshly decorated. The additional room offers excellent flexibility and could be utilised as a playroom, dining room or home office depending on requirements.

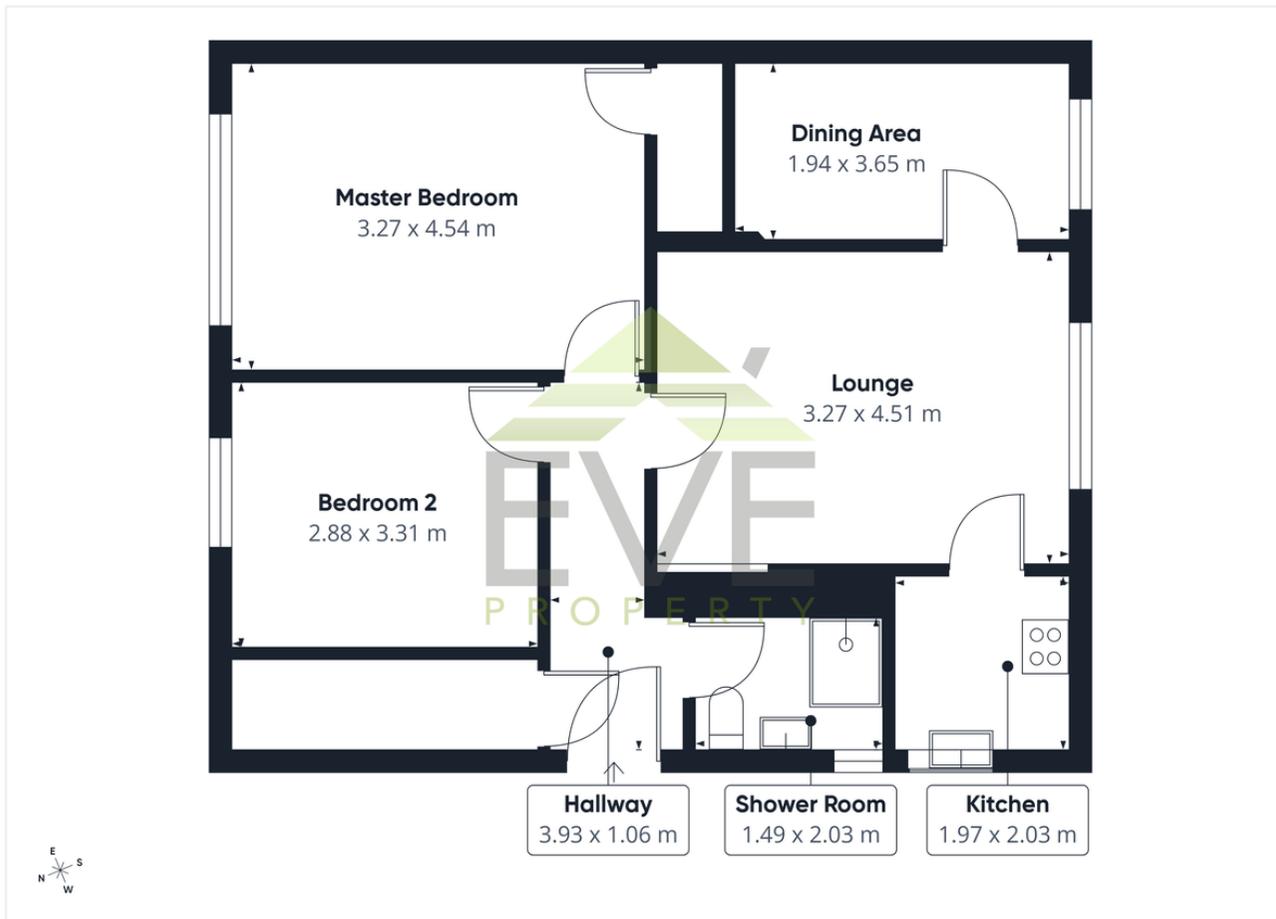
The accommodation is completed by a stylish family shower room, fully tiled and fitted with a vanity unit, quadrant shower cubicle and electric shower.

Further benefits include gas central heating, double glazing and a private rear garden.

Montford Avenue enjoys a convenient location close to a wide range of local amenities and transport links. Kings Park Primary and Secondary Schools are nearby, while Asda Superstore is within approximately 5 miles. Both Kings Park and Crofffoot train stations are within easy walking distance, providing regular services to and from Glasgow City Centre.







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