



UPPER COTTAGE FLAT

289 CURTIS AVENUE
KINGS PARK
G44 4NB



289 CURTIS AVENUE, KINGS PARK G44 4NB

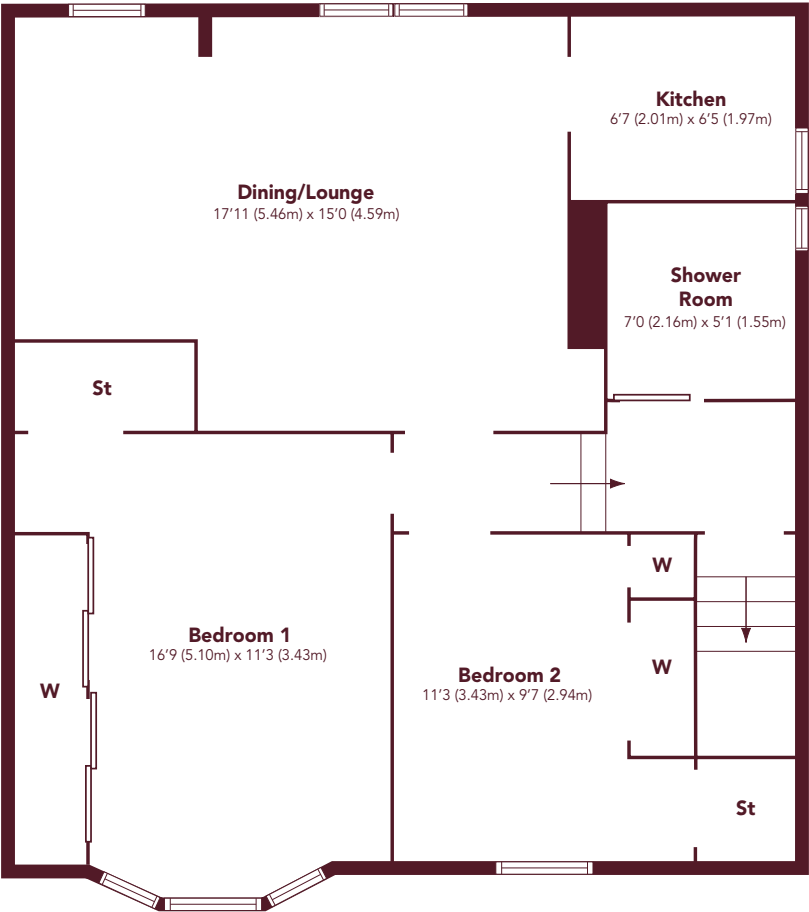
Extensively improved with a stylish and imaginatively altered layout, viewing of this impressive UPPER COTTAGE FLAT will not disappoint. In immaculate order throughout, this home with a flexible layout is centrally situated within this high amenity district enjoying excellent local shopping and public road and rail transport nearby in addition to access to schooling at primary and secondary levels.

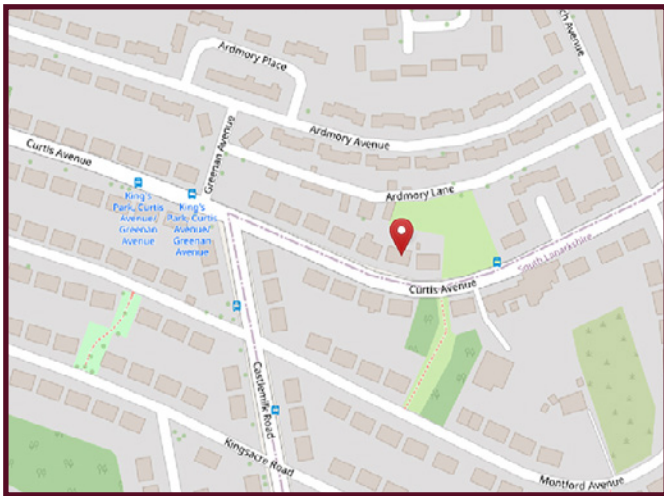
Decorative double glazed and PVC front door onto entrance hall with stairs to split level reception hall (replacement opaque glass panelled doors), fabulous near 18’ lounge/dining room with pleasant aspects to rear and focal point inset fireplace, access to a modern fully fitted kitchen with window to side, comprising floor and wall mounted polished veneer fronted units with complimentary work tops and full height ceramic tiling around walls, ceiling downlights with additional “pyramid” lights below wall mounted units, stainless steel socket covers, integrated double oven, hob, hood, fridge and freezer. Main bedroom to front with bay window and extensive built-in fitted mirror wardrobes to one wall and additional deep recessed storage cupboard, further double bedroom to front with built-in fitted wardrobes concealing space saving “fold down” double bed, additional deep storage cupboard, modern fitted and fully tiled shower room comprising three piece suite to include a large shower cubicle, glass wash hand basin built into vanity unit, ceiling lined in PVC with recessed downlights.

The specification includes gas central heating served by a Worcester boiler and PVC double glazing. Easily maintained private garden to side and rear. Single car garage with access from the rear service lane.

Measurements

LOUNGE/DINING	17’11 (5.46m) x 15’0 (4.59m)	BEDROOM TWO	11’3 (3.43m) x 9’7 (2.94m)
KITCHEN	6’7 (2.01m) x 6’5 (1.97m)	SHOWER ROOM	7’0 (2.16m) x 5’1 (1.55m)
BEDROOM ONE	16’9 (5.10m) x 11’3 (3.43m)		





Travel Directions

Traveling east along Curtis Avenue from the junction with Aikenhead Road number 289 is on your left a short distance after the junction with Castlemilk Road on right.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band C.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE