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Kinross Avenue  
Cardonald  
G52 3JB

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## Offers Over £350,000

A substantial and very well maintained Red Sandstone End Terrace Villa situated in an established area close to amenities.

The property itself has impressive accommodation over three levels extending to c. 1900 sq ft which makes this a comfortable sized home for family living. The building benefits from a new concrete tiled roof which was renewed within the last few years, has a freshly painted render gable and rear elevation, attractive red sandstone facade and private mature gardens at the rear.

At the front there is a neat boundary hedge, mature hedge to the side and a slabbed and chip stone pathway for off road parking. The larger rear garden has a good size lawn and is screened with mature trees including fruit trees and shrubs and there is also access to a very useful cellar space which access the sub floor area and also has the new central heating boiler.

Internally the house has impressive accommodation which is in good order with smooth emulsion walls, self coloured carpets and some nice traditional features including the original staircase and cornice.

The accommodation comprises front porch to the side with door through to the main hallway. This reception area is a great size and has a useful shower room to one side comprising shower enclosure w.c.. and a wash hand basin.



Home Report Valuation  
£360,000





The main lounge has a bay window at the front, feature fireplace to one side and is semi open plan through to the dining room. The dining room has open access at the side to the kitchen and at the far side French doors opening to a cleverly created elevated outside decking area with stairs leading down to the rear garden.

The kitchen has been upgraded with modern floor standing and wall mounted storage units incorporating sink and drainer. Built in hob, oven and hood, plumbing for washing machine and window to the side.



There is a further sitting room/downstairs bedroom with window to the front.

On the first floor is a large landing area with access to all the bedrooms and at the far side an additional fixed stair leading up to the bedroom/study.

There are 3 bedrooms, two of which have built in wardrobes with excellent storage and the third bedroom is also an excellent sized and currently used as a large office space.



Large main bathroom with four piece suite comprising free standing shower enclosure with shower, panelled bathroom, wash hand basin and a w.c.

On the third floor is a large bedroom with velux window and in this area is plenty of access to the eaves which affords excellent storage.

The property further benefits from pvc double glazing and gas central heating.

## Vendor Comments

*This is such a nice area as is very quiet and yest so handy for the nearby shops and transport routes.*









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