



Exceptional two bedroom cottage flat residing within a sought after pocket of Kings Park

A fantastic opportunity to acquire a best in category two bedroom upper cottage flat located within the sought after district of Kings Park and benefitting from a remodelled lounge, enclosed private rear garden and a replacement roof.

This delightful property has been comprehensively remodelled and refurbished in recent years with a high level of care and attention to detail. The refurbishment works include; the introduction of hardwood flooring; replacement doors, skirting and architraves; extensive re-plastering to walls and ceilings; new double glazed windows and upgrading of both the kitchen and bathroom to a high standard.

The rear garden is accessed via the side of the building and is enclosed with boundary fencing and is predominately laid to paving stones with ease of maintenance in mind.

The accommodation on offer comprises: an inviting reception hallway with access to the loft; remodelled expansive lounge overlooking the rear garden; thoughtfully designed kitchen comprising a range of wall and base mounted units and a selection of integrated appliances; generous bay windowed master bedroom with large walk-in store cupboard and ample space for free standing wardrobes; well proportioned second double bedroom with store

cupboard and to complete the accommodation there is a family bathroom comprising a three piece suite with over bath shower.

Furthermore, this delightful property has the added benefit of a partially floored attic space which greatly aids the overall storage on offer.

As the photographs reveal, the property is tastefully decorated in modern shades and is further complimented by gas fire central heating with combination boiler and double glazed windows throughout.

Location

The property benefits from a much sought-after location where there is a wide selection of local amenities within walking distance. Silverburn Shopping Centre is only a short drive away which offers some of the best shopping and dining experiences in Glasgow. There are numerous recreational facilities in the area including Kings Park. The property is well situated for a selection of highly regarded public and private schools. Bus and train services are available close by, whilst the M77/M8 motorway network is only a short distance away and provides swift access to Glasgow International Airport, Glasgow City Centre and most major towns and cities throughout the Central Belt of Scotland.





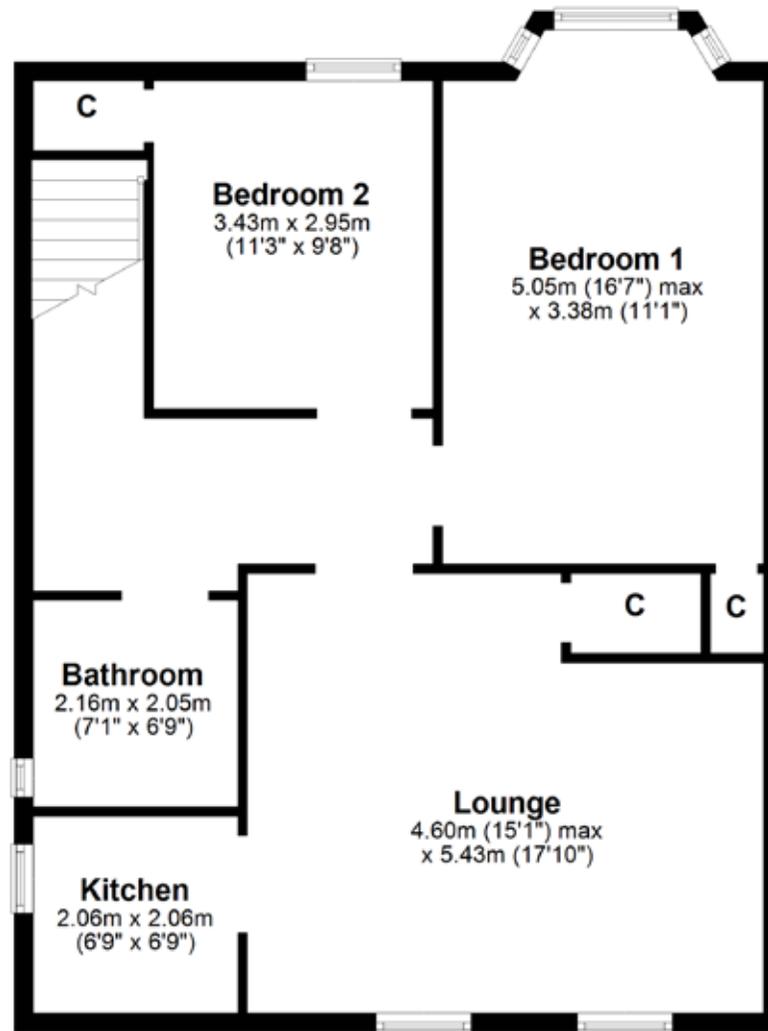


WALKER WYLIE ESTATE AGENTS

Kings Park

305 Curtis Avenue

EPC band D
Property reference WW332



Walker Wylie Estate Agents
11 Ashley Street, Glasgow G3 6DR

TEL: 0141 404 1333 | FAX: 0141 404 7373
EMAIL: info@walkerwylie.co.uk
www.walkerwylie.co.uk



Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.