



End Terraced House

1 Kingshill Drive, King's Park, G44 4QX

Offers Over £249,000



properties

Solicitors and Estate Agents





Description

This three bedroom end of terrace villa offers excellent family accommodation and enjoys a popular southside address close to local schools, shops and recreational facilities.

Positioned at the top of Kingshill Drive close to Kingswood Bowling Club this property has a neatly tended front garden with driveway providing off street parking and leading to a garage. The larger rear garden is enclosed and provides a fantastic outdoor space to be enjoyed. The roof has been re-tiled in recent years, the windows are double glazed and there is a gas central heating system with a modern Baxi combination boiler housed in the garage. Furthermore there is potential to extend this property to the rear and further develop the attic space.

Inside the property is well presented and offers a versatile layout. An entrance porch leads to the reception hall which in turn links to the lounge, dining room and kitchen. A stairway off this hall leads to the upper floor and an under stair cupboard provides storage space and houses the electric meter and central heating control unit. The lounge has an appealing bay window projection over looking the front garden and the focal point of this room is the feature fire place. The dining room is rear sited and is another comfortable reception room again with feature fire place. The kitchen is beautifully appointed complete with integrated hob, oven and washing machine. The freestanding fridge freezer is also included in the sale. A door leads directly to the rear garden with window formations either side lending light.



Upstairs the landing links to the three bedrooms and shower room. A ceiling hatch provides access to the partially floored attic space which as mentioned has scope for further development. Bedrooms one and two are both great sized double bedrooms with pleasant aspects to the front and rear respectively. Bedroom one has mirrored fronted built in wardrobes whilst bedroom two has a deep recessed cupboard. Bedroom three is a lovely single bedroom with views to the front of the property. The shower room is attractively tiled to ceiling height and there is a corner shower cubicle with Mira electric shower. The wc and wash hand basin sit neatly within the fitted unit with handy storage space too.

Externally the gardens to the rear have a mixture of lawn, stone chipped and paved areas bordered by timber fencing and mature hedging. A pathway to the far rear of the garden leads to the garden shed. The garage has a rear courtesy door affording handy access to this space.

Kingshill Drive forms part of the much admired King's Park district lying to the Southside of Glasgow. The immediate and surrounding areas offer a host of facilities including Primary & Secondary Schooling, local shops including an ASDA Supermarket and excellent public transport services via convenient bus routes and Kings Park Train Station which is only a short walk away. Those travelling by car also have convenient access to the M74 and central belt motorway network. Other local landmarks include Hampden Park Stadium, King's Park, Queen's Park and the New Victoria Hospital.



Room Dimensions

Entrance porch	1.37 m x 2.08 m / 4'6" x 6'10"
Reception hall	3.71 m x 2.26 m / 12'2" x 7'5"
Lounge	4.60 m x 3.96 m / 15'1" x 13'0"
Dining Room	3.58 m x 3.96 m / 11'9" x 13'0"
Kitchen	2.46 m x 2.26 m / 8'1" x 7'5"
Bedroom 1	4.14 m x 3.00 m / 13'7" x 9'10"
Bedroom 2	3.58 m x 3.58 m / 11'9" x 11'9"
Bedroom 3	3.28 m x 2.29 m / 10'9" x 7'6"
Shower Room	1.91 m x 2.29 m / 6'3" x 7'6"

EPC: D

Features

Excellent family home
Sought after southside address
Three bedrooms
Bay lounge
Dining room
Beautifully appointed kitchen and shower room
Mature gardens, driveway and garage
Close to schools, shops and public transport

