

# 289 Kings Park Avenue

RUTHERGLEN, SOUTH LANARKSHIRE, G73 2AF



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to offer to the market this fantastic further development opportunity property, set in the ever-popular area of Kings Park, Glasgow. This is a rarely available type of property to come to the market and with just a little vision and effort this property could be absolutely stunning. Set in a perfect position on Kings Park Avenue it's ideal for any couple or family.

The property is presented to the market with a great deal of work having already been done including a new roof, bathrooms and a loft conversion. It simply requires a kitchen along with some internal cosmetics, after which this property will be taken to another level of sophistication for the new owners. It's sure to be a popular listing for those with an eye for their own "grand design".

The accommodation comprises a bright and welcoming entrance vestibule/hallway leading to a large lounge. The room benefits from lots of natural light streaming in from the Bay window and the layout affords a plethora of options regarding furniture configurations.

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The kitchen/diner space is a great size, laid out in a split-level configuration with plenty of room for the units and a dining table. There's a gas hob and electric oven, with ample space for the fridge freezer and washing machine. Evidently, a new kitchen is required, but it's easy to see a stunning and sleek set of units will transform this space to something really quite spectacular.





The modern family bathroom has easy-clean wet-wall panels and a shower over the bath, ensuring an instant and endless supply of hot water for showers. In total there are four double bedrooms in this lovely home, all with room for free-standing furniture, and the master bedroom upstairs has a modern en-suite with a bath and shower attachment.







**Bedroom 1**







**Bedroom 2**





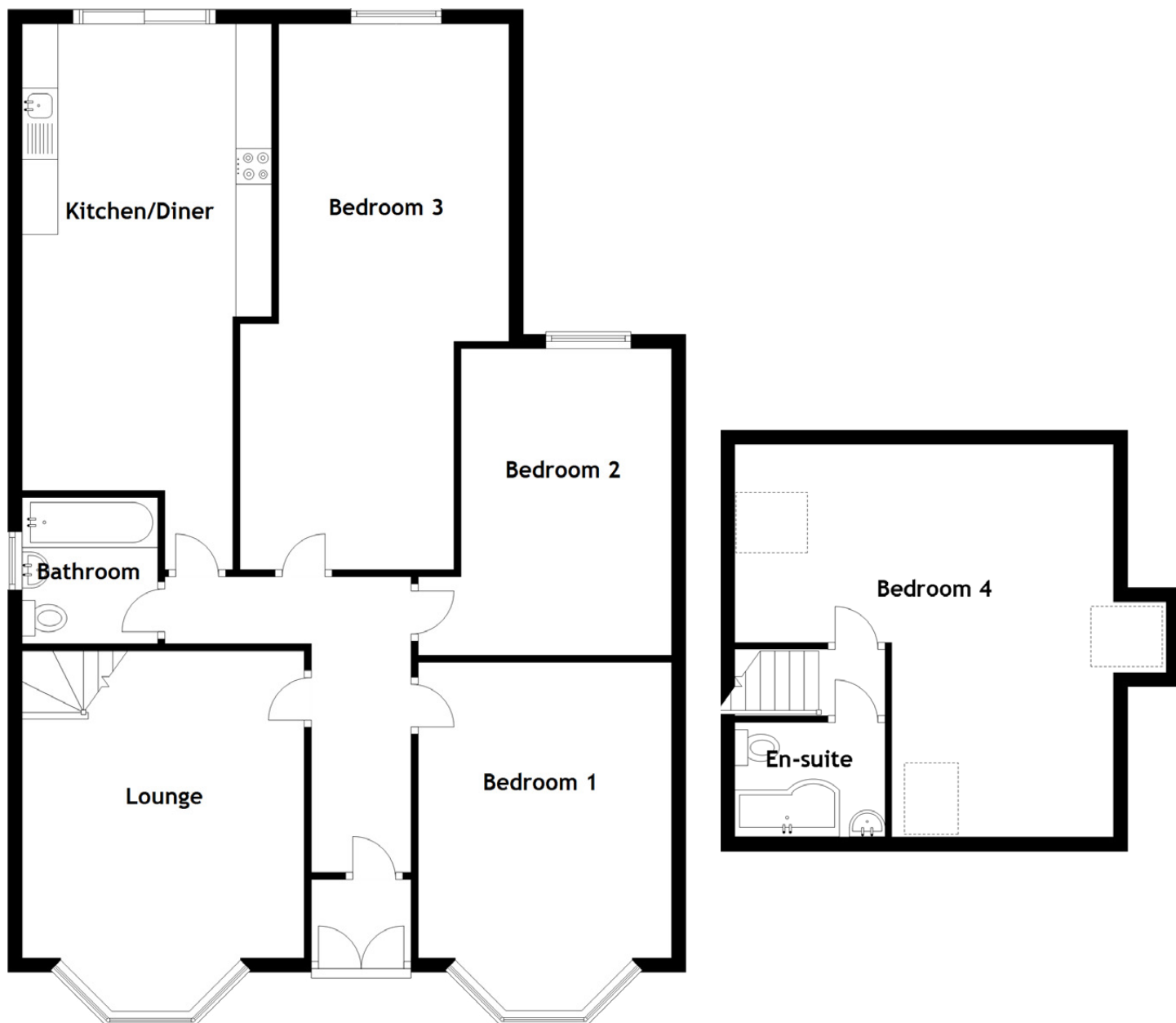
**Bedroom 3**











### Approximate Dimensions

(Taken from the widest point)

Lounge	5.05m (16'7") x 3.95m (13')	Bedroom 4	5.50m (18') x 5.30m (17'5")
Kitchen/Diner	7.65m (25'1") x 3.50m (11'6")	En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 1	4.88m (16') x 3.55m (11'8")		
Bedroom 2	4.30m (14'1") x 3.55m (11'8")		
Bedroom 3	7.65m (25'1") x 3.23m (10'7")		
Bathroom	2.05m (6'9") x 1.90m (6'3")		
		Gross internal floor area (m <sup>2</sup> ): 137m <sup>2</sup>	
		EPC Rating: D	
		Buyer's Premium Value: £3600	





Double glazing and gas central heating help to keep the house warm and comfortable at all times. Off-street parking is provided for 2/3 vehicles on the driveway, and the large rear garden contains a garage.

This is a great home for any couple or small family to enjoy, or even a first-



class investment property for any Buy to let investor. Some properties tick many boxes for opportunity and transformation and this is definitely one of them.

Early viewing is highly advised to anyone seeking a rare opportunity property set in a great area.



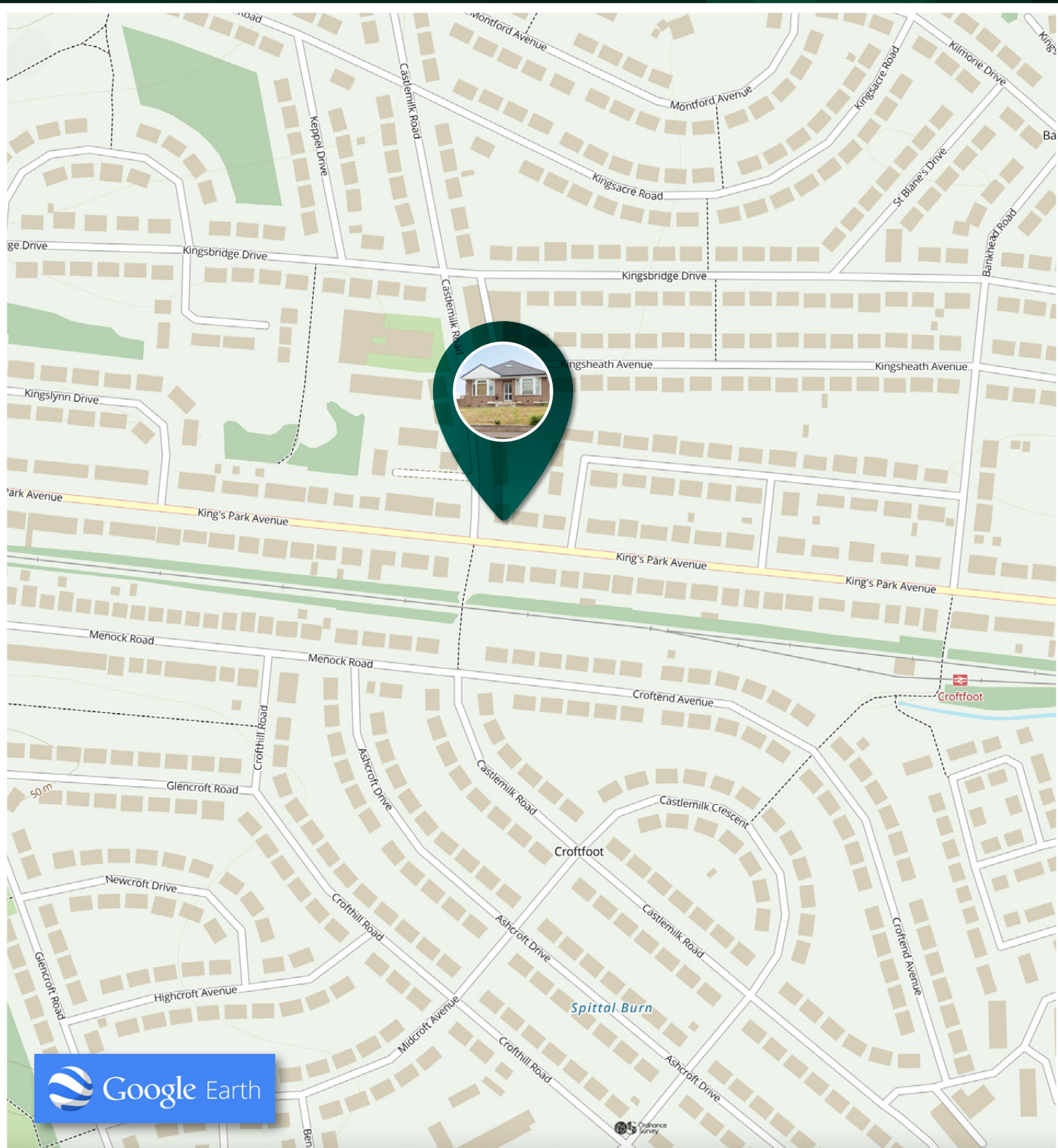


Kings Park in Glasgow's south side provides a great place to live and commute from, with regular bus and rail links to the City centre in only 15 minutes. Some of the best shopping centre's in the entire UK are based in Glasgow, including Silverburn and Braehead, both easily accessible within a 20 minutes drive.

There's also quick and easy access to the main motorway networks within only a few minutes, making it perfectly placed to access all areas. Education wise, there is a good range of schools offered within a short distance at both primary and secondary levels.

## The Location





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