





BEAUTIFUL 2 BEDROOM UPPER VILLA WITH GARDENS!

Niall McCabe & RE/MAX Property are delighted to present to the market this pretty 2-bedroom upper villa, which has been finished in a stylish palette throughout & represents the ideal first time buy. The property boasts exceptionally spacious accommodation, fresh finishes, large gardens & is located close to all local amenities & major transport links.

Kings Park is a well-established and convenient locale; the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

The home report can be downloaded from our website.

Freehold

Council tax band C

Factor Fee – N/A

Council Tax band: C

Tenure: Freehold

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Entrance Hallway

13' 11" x 4' 7" (4.25m x 1.40m)

A pleasant introduction to the home, which is finished in neutral tones with comfy carpeting, high ceilings & a gorgeous Velux window. From here, you gain access to the remainder of the accommodation.

Lounge/Diner

15' 3" x 12' 8" (4.66m x 3.86m)

With an abundance of flexible space for a variety of furniture configurations, this large reception room offers an attractive space to relax in. It offers trendy laminate flooring, chic contemporary décor, feature central lighting, radiators, TV & Broadband points, multiple large windows overlooking the rear aspect of the property.

Kitchen

7' 9" x 6' 7" (2.35m x 2.01m)

Well-equipped kitchen which hosts a large range of base & wall mounted units which is complimented perfectly with a lovely worktop and splashback design. There is space for a host of integrated appliances and a side facing window which floods the space with light.



Bedroom 1

The master bedroom is of generous proportions & is filled with light. There is a flexible floorspace for various furniture formations, laminate flooring, a bay window & fitted storage.

Bedroom 2

11' 5" x 9' 11" (3.49m x 3.01m)

Bedroom 2 is a further spacious double room and benefits from stylish décor with welcome pops of pink, and fresh carpeting.

Family Bathroom

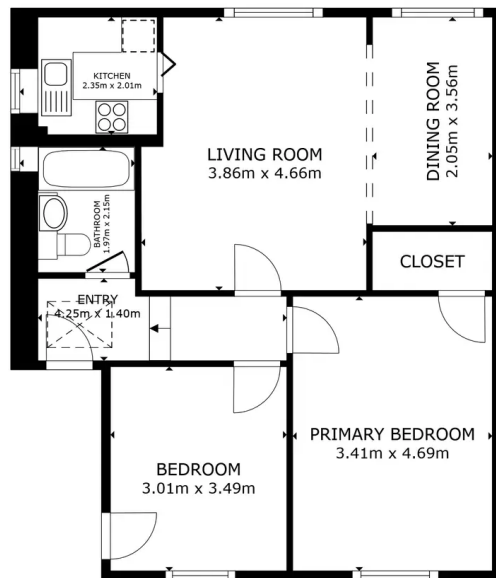
7' 1" x 6' 6" (2.15m x 1.97m)

Completing the internal accommodation is this lovely 3-piece family bathroom which comprises of a large bathtub, with overhead power shower, wash hand basin & W.C – the room enjoys pretty panelled walls and modern flooring.

Exterior

Externally, the property enjoys impeccably kept gardens – the rear is shared with the neighbour however has been beautifully designed and laps up the afternoon sunshine and is a gorgeous area to relax with friends.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 70.7 m²
TOTAL : 70.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.