



THE PROPERTY

3 | BEDROOMS 2 | BATHROOMS
2 | PUBLIC ROOMS

A substantial red sandstone mid terrace villa set in level grounds in this established and sought after residential pocket.

- Broad hallway, bay window lounge
- Dining/sitting room with kitchen off
- Upstairs to 3 good bedrooms, one with en-suite
- Modern fitted family bathroom
- Gas central heating, Double glazing, level enclosed gardens to rear
- Garage, off street parking to front

Amenities

The property is positioned within walking distance of shops and amenities upon Carmunnock Road and Aitkenhead Road where thriving coffee shops, restaurants and delicatessens can be found. More extensive amenities are available at the Asda Store at Toryglen, Sainburys store at Muirend or the Marks and Spencer's store at Queens Park/G42.

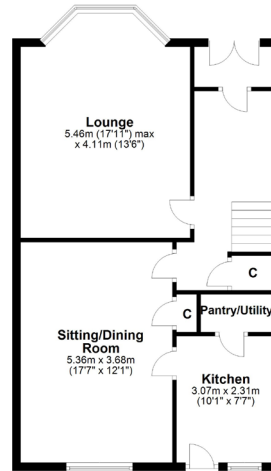
Recreational pursuits are varied including large municipal parks, health clubs/gyms, golf courses both public and private.

Schooling is available locally at primary and secondary levels. Frequent public transport provides rapid commuter access to the city centre. The local railway station is approximately third of a mile walk.

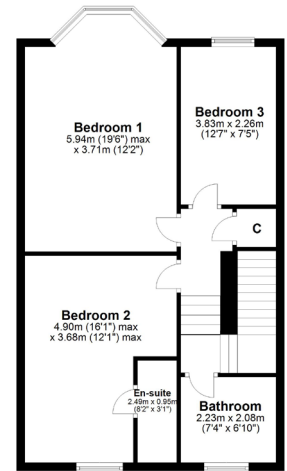




Ground Floor
Approx. 62.1 sq. metres (668.8 sq. feet)



First Floor
Approx. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 129.8 sq. metres (1397.4 sq. feet)

SS4072 | Sat Nav: 43 Third Avenue, Kings Park, G44 4TQ

All measurements and distances are approximate.
Floorplans are for illustration purposes and may not be to scale.

For the full home report visit www.corumproperty.co.uk



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