



**Kingswood Drive, Glasgow G44 4RF**

**welcome to**

## **Kingswood Drive, Glasgow**

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Dining Room / Bedroom Three
- Fitted Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: C

offers over

**£100,000**

Having been maintained to a good standard by the existing owner this generously proportioned and unique lower cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge with patio doors leading to rear garden, modern fitted kitchen displaying base and wall mounted units, dining room / bedroom three with door also leading to the rear garden, two generously proportioned double bedrooms (one with bay window) and modern bathroom completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the rear. Driveway providing off street parking.

Located within this 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.

### **Entrance Hallway**

#### **Lounge**

15' Max x 12' 1" Max ( 4.57m Max x 3.68m Max )

#### **Kitchen**

6' 7" x 6' 4" ( 2.01m x 1.93m )

#### **Dining Room / Bedroom Three**

12' 1" x 6' 4" ( 3.68m x 1.93m )

#### **Bedroom One**

15' Not Into Bay Window x 10' 11" Max ( 4.57m Not Into Bay Window x 3.33m Max )

#### **Bedroom Two**

11' 3" x 9' 5" ( 3.43m x 2.87m )

#### **Bathroom**

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#### **Property Ref:**

BSD107555 - 0002

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