



## 63 Milnpark Gardens, Glasgow, G41 1DN

Beautifully Presented, Three-Bedroom, Mid-Terrace House with Gardens

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# Property Description

Beautifully presented, three-bedroom, mid-terrace house, with gardens and an allocated parking space. Located in a quiet residential cul-de-sac, in the popular Kinning Park area, just south of Glasgow city centre.

Comprises an entrance hall, an open-plan living room and dining kitchen, three flexible bedrooms, and a shower room.

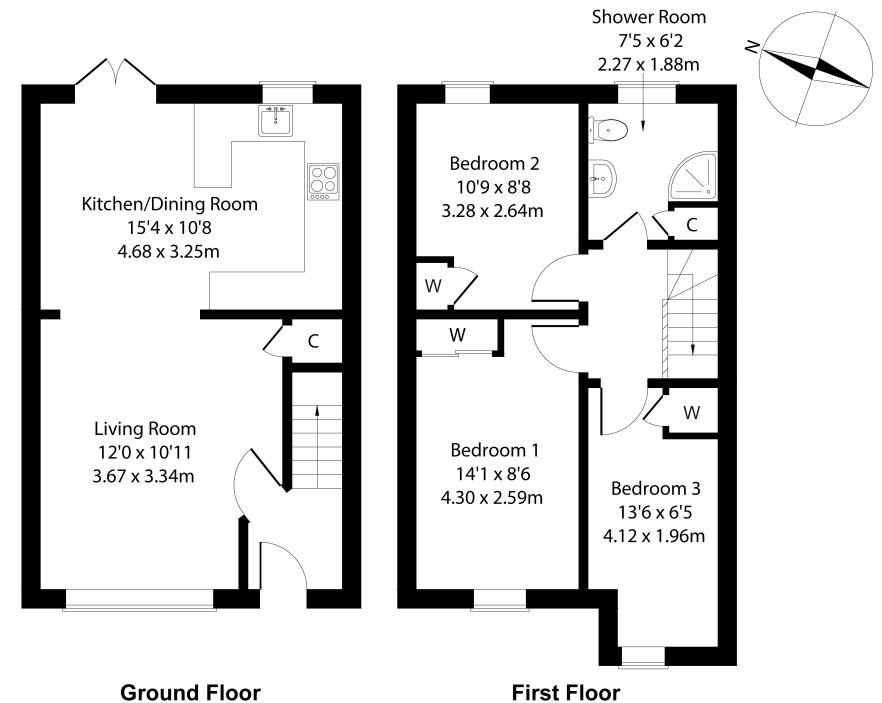
Light and tastefully finished throughout, ready-to-move-in - highlights include a modern kitchen with a full range of appliances, a bright modern shower room, and superb storage including a loft space. In addition, there is continuous contemporary flooring for the ground floor, double glazing, and gas central heating with a Potterton boiler installed in 2021, serviced annually and including warranty.

Externally, the property benefits from a lawn and path to the front; whilst an enclosed rear garden features a lawn, a patio deck, and a storage shed with power. The development also offers unrestricted street parking spaces and well-maintained communal grounds including a charming central shared green.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper floor, and opens into a tastefully finished living room with newly fitted wood effect flooring continuing from the hall (installed in 2023), a wall-mount TV point, a central light fitting and coving. Whilst open plan, the kitchen offers space for a dining area and double-glazed French patio doors leading to the wood-decked patio to the rear. Modern fitted units include wood effect worktops, a tiled splash back surround and a sink with drainer; with appliances including an integrated oven and gas hob with an extractor hood, and a freestanding washing machine, dishwasher, and separate fridge and freezer.

On the upper floor, bedroom one is set to the front, with light decor, wood effect flooring and a built-in wardrobe with mirror sliding doors; whilst two further flexible bedrooms are set to opposite aspects, both with built-in wardrobe storage. Completing the accommodation, the shower room is set to the rear, with a built-in storage cupboard, and a modern suite including a corner cubicle with a rainfall showerhead, newly fitted tiled flooring (installed in 2023), tiled splash walls, and a ladder-style radiator.

**mov<sup>8</sup> REAL ESTATE** 63 Milnpark Gardens, Glasgow G41 1DN  
Estate Agents and Solicitors Approximate Gross Internal Area: (72 sq m. - 796 sq ft)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Located south of Glasgow city centre, the area of Kinning Park is well-positioned for both everyday living and the commuter. There is an excellent choice of amenities available locally, with supermarkets, health, and leisure facilities nearby, including a Tesco Express within walking distance, whilst an ASDA, Lidl and ALDI are available in the neighbouring areas. The area also benefits from excellent transport options with easy access to the M8/M74, and public transport regularly and

conveniently available for rapid access to the city centre, the Central Belt motorway network, Glasgow Airport, and beyond; with Kinning Park subway station within short walking distance. The Clyde Cycle Route gives access to Glasgow Green within a few minutes, and approximately two miles away, the city centre can also be accessed on foot, with its wealth of trendy bars, restaurants, recreation, and shopping, as well as proximity to the business district, colleges and universities.





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