



14 Kingshill Drive, Kings Park, Glasgow, G44 4QY

Beautifully-Presented & Spacious Four Bedroom, Extended End-Terrace Family Home

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Property Description

Beautifully-presented and spacious, four bedroom, extended end-terrace family home, including a self-contained annex, private gardens and a driveway. Located on a residential street, the property is situated in the Kings Park area of Glasgow, to the south of the city centre.

Comprises: an entrance hall, living room, dining room, family room, main kitchen, annex kitchen, four bedrooms, a bathroom, a ground floor en-suite, and a family shower room.

Features include gas central heating, uPVC double-glazed windows, a fitted kitchen with integrated appliances, and good integrated storage, including a partially floored attic. Externally, there is a private front garden with a lawn and a driveway, while a good-sized rear garden has a lawn, patio areas, and a timber shed.

The bright and welcoming entrance hall, with space for outerwear, two built-in cupboards and quality contemporary flooring, grants access to all the public rooms, as well as to the flexible extended area of the property.

With possible use as a completely self-contained annex, there is a good-sized sitting room set to the front, a small but well-formed kitchen, and a rear-facing single bedroom with a fully-tiled and modern en-suite shower room. Depending on usage, the ground floor bedroom also offers a door out to the rear garden.

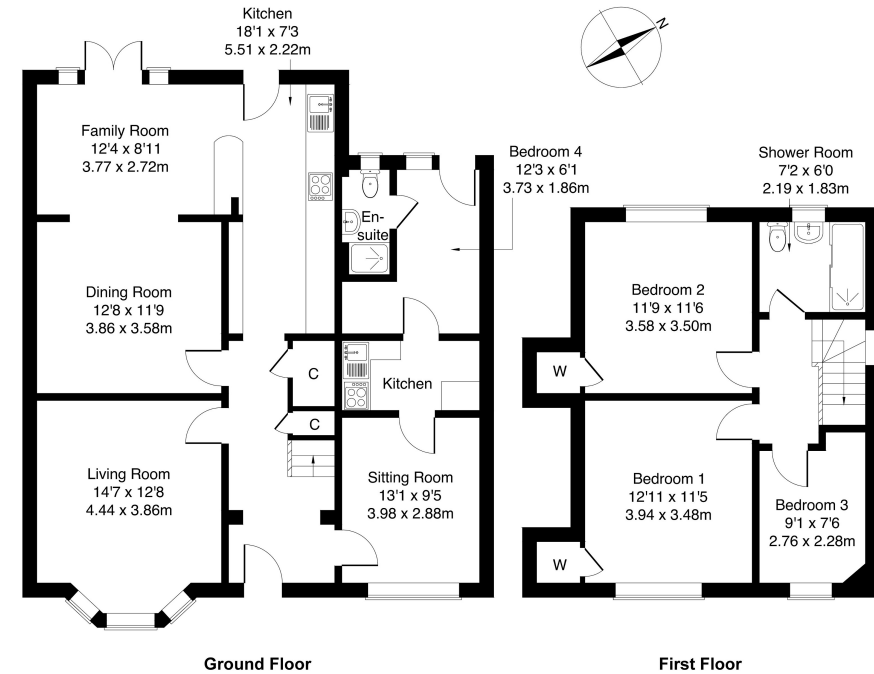
In the main house, a bright living room is set towards the front with a bay window. Accessed from the hall, a modern galley-style kitchen is fitted with high gloss units, a tiled surround, unit downlighting, and a sink with drainer. Integrated appliances include a fridge/freezer, double oven, induction hob with a canopy above, microwave, dishwasher, and a washing machine. With a door out the rear garden, the kitchen is also semi-open plan to a flexible family room, which also has French patio doors out to the rear deck. A formal dining room can be accessed from the family room and from the hall, and includes wood-effect flooring.

Upstairs, there are two similarly sized double bedrooms, set to either aspect, both with wood-effect flooring, built-in wardrobes, and ample room for freestanding furniture, while another flexible bedroom is set to the front. Completing the accommodation, a fully-tiled shower room consists of a two-piece suite with a large walk-in shower enclosure.



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Approximate Gross Internal Area: (1485 sq ft - 138 sq m.)



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

Area Description

King's Park district is located in southern Glasgow, approximately four miles south of the city centre, to the west of Rutherglen. There is a good range of local amenities nearby including an ASDA superstore and local shopping, medical practices, schools at both primary and secondary levels, and recreational and sports facilities with a number of golf courses and country parks including King's

Park itself within easy reach. King's Park has its own railway station with regular services on the Cathcart Circle Line, together with excellent local bus links. There are also superb road links to the surrounding areas and the motorway network via the nearby M74 for travel throughout central Scotland.





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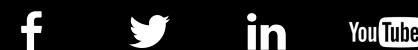
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