



OFFERS OVER

£120,000

Kingsbridge Drive
Glasgow, G73 2BX

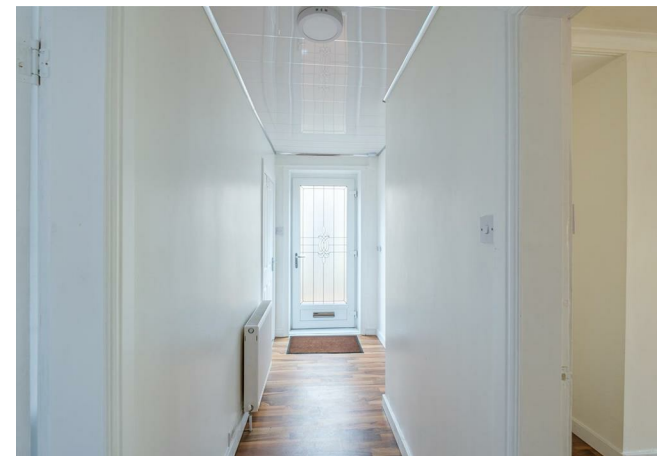
PROPERTY SUMMARY

A comprehensively upgraded main door lower cottage flat with a much-improved interior, flexible 4-apartment layout and patio doors leading directly to lovely private rear garden. This attractive property is set within a much sought-after pocket of Glasgow's thriving Southside.

Presented in truly walk-in condition, the property has been thoughtfully upgraded throughout and combines classic cottage-flat charm with contemporary styling. Comprising reception hallway leading main apartments, formal lounge with patio doors to rear, fitted galley style kitchen, three well-presented bedrooms, the principal offering a pleasant bay window formation to front and a modern fitted bathroom. Further features include a system of gas central heating and double-glazed window units.

Externally, the property enjoys a superb private rear garden, enclosed and screened by perimeter timber slatted fencing which provide an excellent degree of privacy and seclusion. The garden incorporates a level lawn together with a paved seating area, creating a peaceful outdoor retreat ideal for entertaining. There is a Monoblocked driveway to front providing ample off-street parking.

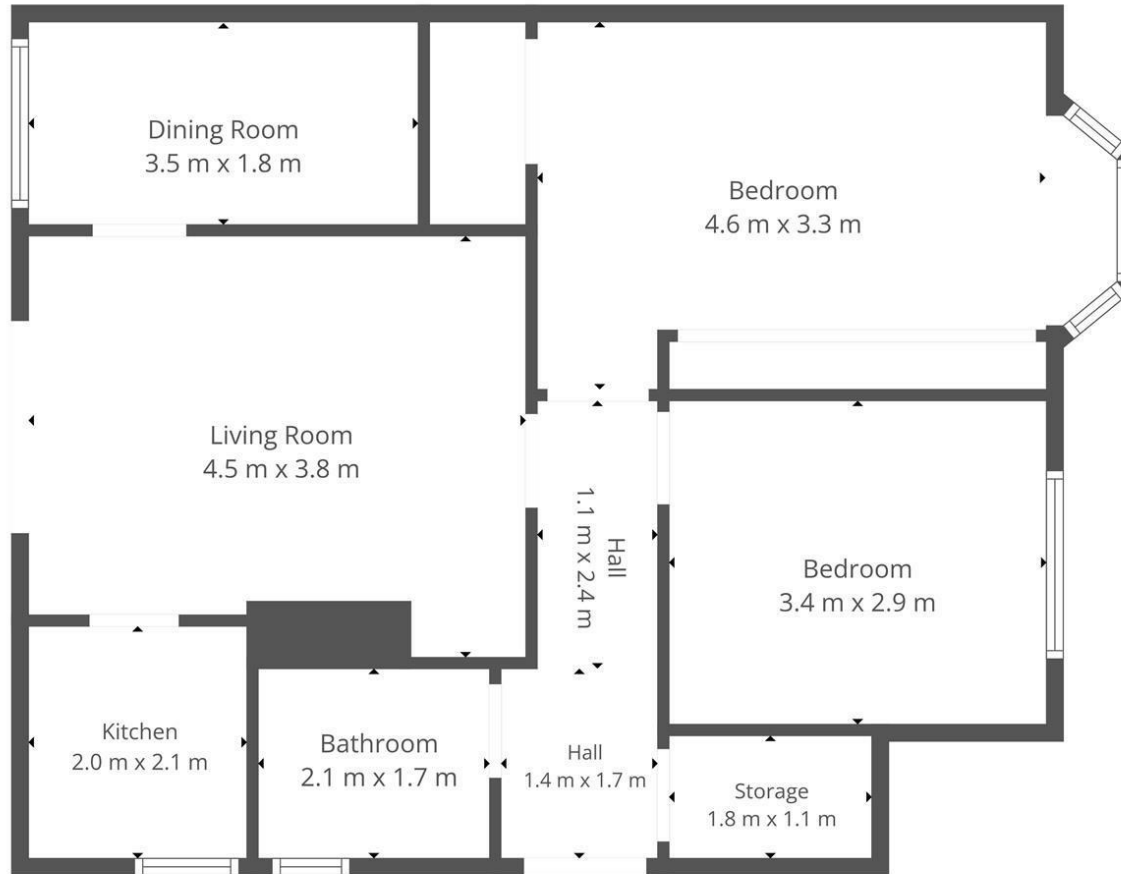
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LOCAL AUTHORITY

Glasgow City

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This Floorplan Is Intended To Give An Indication Of The Layout Only.



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