



Curtis Avenue, Glasgow G44 4NN

welcome to Curtis Avenue, Glasgow

- Lower Cottage Flat
- Bright Spacious Lounge / Dining Room
- Fitted Kitchen
- Two Good Sized Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£110,000

Presented to the market is this two bedroom lower cottage flat situated within the much in demand locale of Kings Park.

Offering a versatile internal layout and suited to a wide variety of purchasers, ranging from the first time buyer to those considering downsizing, or even an investor looking for a buy-to-let opportunity, this flat will undoubtedly be of wide appeal.

The spacious internal layout comprises: entrance hall, good sized lounge with open plan dining room, fitted kitchen, two double bedrooms and family bathroom with three piece suite. Good storage solutions. Externally rear gardens and driveway for off street parking.

Kings Park offers access to the M74 providing links to Glasgow City Centre and further afield and there are a number of well serviced train and bus routes within this affluent suburb. A selection of primary and secondary schooling is available and the park provides recreational grounds. The neighbouring town of Rutherglen offers an abundance of shops, bars, restaurants, a library, and much more within this established residential area.

Early Viewing Advised.

Entrance Hallway

Lounge / Dining Room

17' 8" x 14' 9" Max (5.38m x 4.50m Max)

Kitchen

6' 6" x 6' 5" (1.98m x 1.96m)

Bedroom One

16' 6" Max x 11' 1" (5.03m Max x 3.38m)

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

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Property Ref:
BSD109229 - 0002

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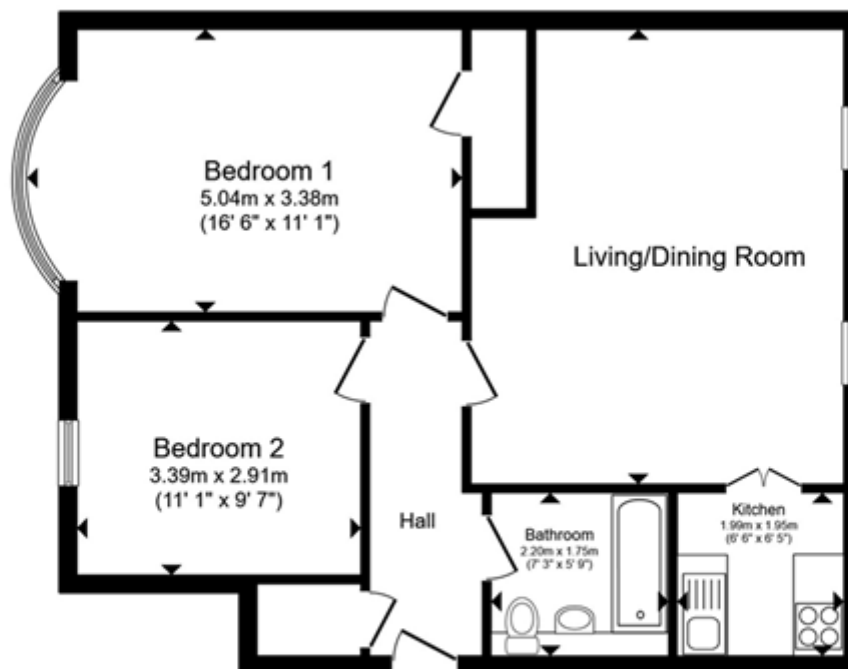
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Lanarkshire, G73 3SA



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Total floor area 67.5 m² (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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