

# 65 Kingslynn Drive

GLASGOW, G44 4JB



*AN EXCELLENT THREE-BED SEMI, BEAUTIFULLY  
UPGRADED, WALK-IN CONDITION*



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We are delighted to offer to the market this first-class three-bed semi-detached family home. Set in a perfect and secure position in a quiet street and with a great neighbourly spirit all around it, it's ideal for any couple or small family.

The property is presented to the market in excellent condition throughout and is sure to be a popular listing with couples seeking a very comfortable home where all the hard work has already been done.



**65 Kingslynn Drive**





## The Lounge

The accommodation comprises of a bright and very comfortable lounge, benefiting from lots of natural light streaming in from the Bay window, there's also a beautiful fireplace and living flame gas fire as the centre point of the room. The layout affords a plethora of options regarding furniture configurations.





The kitchen is a great place to serve up the family favourites. Fitted with a beautiful range of oak shaker style units with a gas hob, electric oven, and space for a dishwasher and fridge.

The Utility cellar provides extra space for a chest freezer, washing machine and tumble dryer.

The remainder of the downstairs caters nicely for a study/family room, along with a versatile dining room/bedroom plus another spacious bedroom to the front aspect of the property.







**Bedroom/Dining**







**Bedroom 2**







## The Study





Upstairs, the family bathroom has easy-clean wet-wall panels and an electric shower over the bath, ensuring an instant and endless supply of hot water for long refreshing showers. In total there are three good sized bedrooms in this lovely home, all with room for free-standing furniture and with built-in storage.

The master bedroom benefits from wall to wall mirrored wardrobes which provide excellent storage and help to bounce the natural light around. Upstairs also contains a bedroom and a floored and lined attic space.







**Bedroom 3**







**The Bathroom**





Smoke detectors are hard-wired throughout the property and the double glazing and gas central heating help to keep the house secure, warm and comfortable at all times. Off-street parking for 2/3 vehicles via the driveway and the beautiful large rear garden is secure, child-friendly and low maintenance.

On sunnier days, the sun patio offers the perfect spot for al-fresco dining with friends and family, or just to relax with a book and a glass of wine. There is a handy storage facility within a basement level and a raised decks area to the back of the kitchen.

This is a great home for any couple or small family to enjoy or even a first-class investment property for any Buy to let investor. Some properties tick all the boxes and this is definitely one of them. Early viewing is advised to anyone seeking a lovely home in walk-in condition.







**The Garden**







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.95m (16'3") x 3.95m (13')	Attic Space	6.40m (21') x 3.50m (11'6")
Kitchen	2.80m (9'2") x 2.40m (7'10")		
Study	3.15m (10'4") x 3.05m (10')	Gross internal floor area (m <sup>2</sup> ):	115m <sup>2</sup>
Bedroom 1	4.10m (13'5") x 3.45m (11'4")	EPC Rating:	D
Bedroom 2	4.20m (13'9") x 2.71m (8'11")		
Bathroom	1.90m (6'3") x 1.80m (5'11")	Extras (Included in the sale):	Free-standing appliances
Bedroom 3	5.05m (16'7") x 2.90m (9'6")	may be available by separate negotiation	



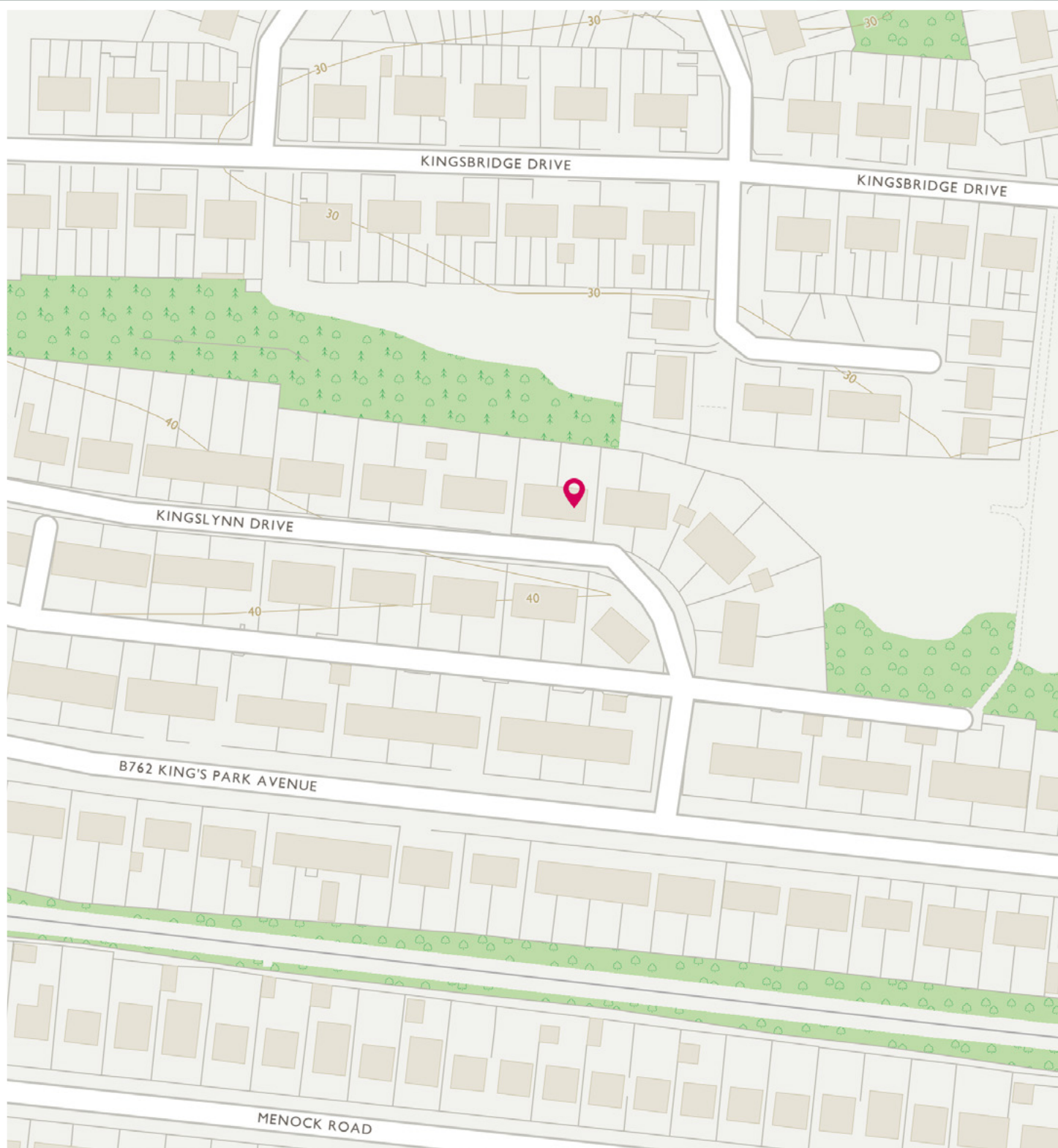


Kings Park in Glasgow's south side provides a great place to live and commute from, with regular bus and rail links to the City centre in only 15 minutes. Some of the best shopping centre's in the entire UK are based in Glasgow, including Silverburn and Braehead, both easily accessible within a 20 minutes drive. There's also quick and easy access to the main motorway networks within only a few minutes, making it perfectly placed to access all areas. Education wise, there is a good range of schools offered within a short distance at both primary and secondary levels.



## The Location





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