

36 Kingsland Drive

GLASGOW, G52 2NF



Spacious two bedroom upper cottage flat, with the added bonus of a driveway and usable loft space



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We are delighted to offer for sale this fantastic two-bedroom, upper cottage flat, with the added bonus of usable loft space, situated within a popular location in 'Cardonald' - The property offers spacious and light-filled accommodation on one level and is offered to the market in "walk-in" condition. Once inside, discerning purchasers will be greeted with a first-class specification.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

THE LOUNGE



In more detail, the accommodation comprises: Entrance hall with stairs rising to the landing, which allows access to all apartments. A bright and airy lounge with a pleasant outlook to the rear of the property is flooded with natural light.

THE KITCHEN



The modern kitchen offers a modern selection of base and wall units with plumbed space for free standing appliances.



BEDROOM 1



The two well-appointed double bedrooms are bright and airy - both with a range of furniture configurations and ample room for additional free-standing furniture if required.

A contemporary family bathroom suite completes the impressive accommodation on this level.

BEDROOM 2



THE BATHROOM



THE ATTIC



Journeying up to the attic from a staircase in the lounge, the current owners have transformed the usable loft space into the master bedroom. This impressive area could be transformed to meet each individual purchaser's needs and requirements.

Externally, to the front of the property, there is a good-sized driveway with a private section of the garden to the rear as well as a communal drying area. The garden is a real suntrap, especially in the summer months.

Further features include gas central heating and double glazing for a warm yet cost-effective way of living all year round. A quite unique property - well worthy of internal inspection.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



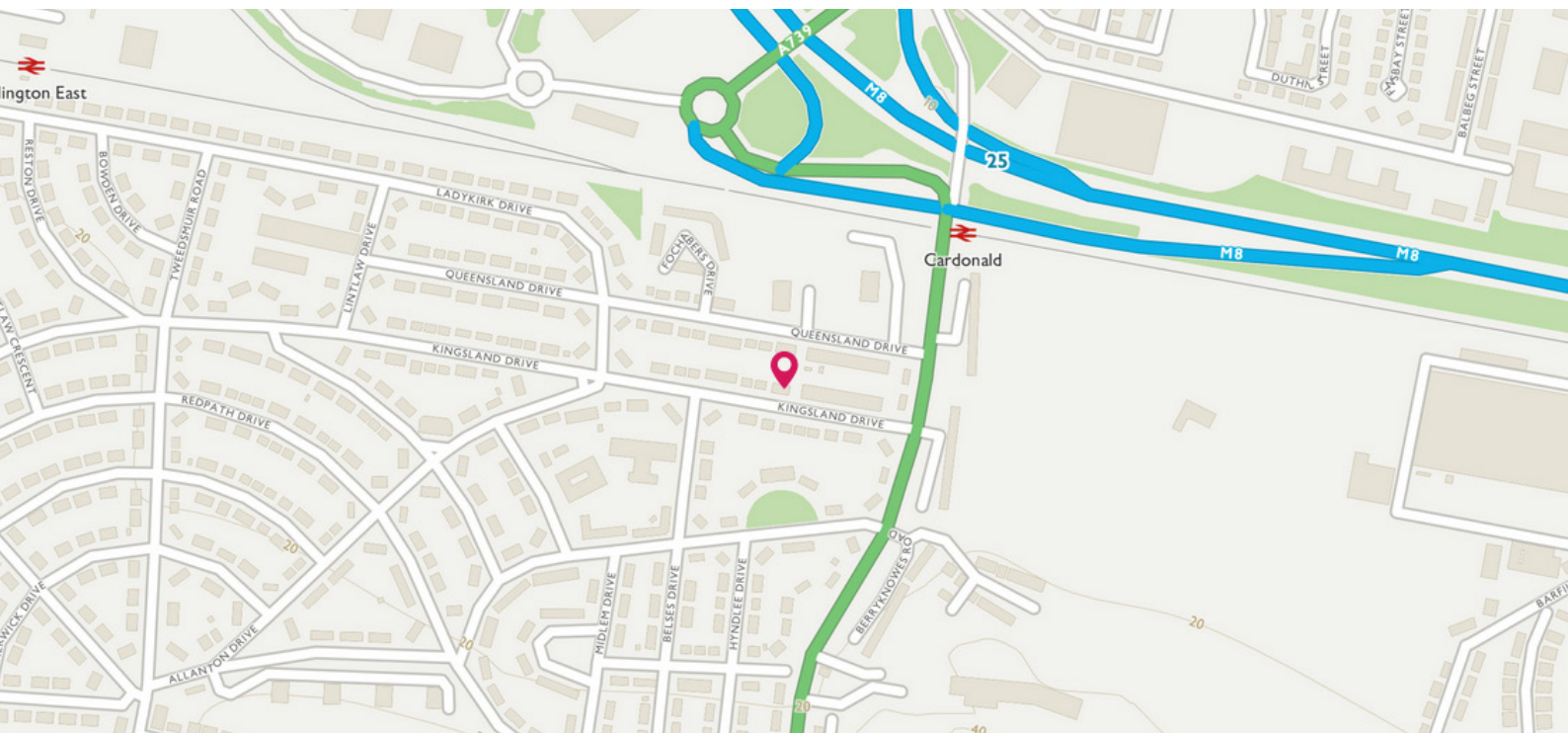
Approximate Dimensions (Taken from the widest point)

Lounge	4.35m (14'3") x 4.35m (14'3")
Kitchen	3.60m (11'10") x 1.90m (6'3")
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
Bedroom 2	3.80m (12'6") x 3.25m (10'8")
Shower Room	2.45m (8') x 1.40m (4'7")
Attic	8.00m (26'3") x 6.60m (21'8")

Gross internal floor area (m²): 72m²

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

36 Kingsland Drive is a well-established, residential street in the popular suburb of Cardonald, approximately five miles to the south-west of Glasgow city centre. It's just minutes' walk from a host of excellent amenities on nearby Paisley Road West.





There are shops and supermarkets, which cater for most day to day requirements, with more extensive shopping available in Paisley and Glasgow and both Braehead and Silverburn shopping centres are a short drive away and have a large variety of shops, including most High Street outlets and popular restaurants. The area has highly regarded schooling at all levels, from nursery schools to Glasgow Clyde College (Cardonald Campus), all of which make this area a very popular choice with families.

There is a very good public transport system, with regular bus services throughout the area and to surrounding districts. The nearest train stations would be Crookston, Mossspark and Cardonald. For those who commute by car, the road and motorway network, together with the Clyde Tunnel, give access to most centres of business throughout the central belt. Recreational amenities within the area include several public parks and popular golf clubs, including Barshaw and Ralston.



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