

Flat 20, 56 Kennishead Avenue

THORNIEBANK, GLASGOW, G46 8RX



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent three-bed maisonette, a great starter home in good condition, popular location of Thornliebank



We are delighted to bring to the market, this excellent three-bed maisonette apartment, set over two floors within the very popular area of Thornliebank. The accommodation on offer is presented in good condition and is perfect for any young couple seeking a great value for money property. Alternatively, it would make an absolutely ideal Buy-to-Let investment property.

THE LOUNGE



The spacious accommodation comprises a large lounge with patio doors that allow natural light to flood the room and lead out to the balcony. The focal point of the room is a feature fireplace and given the shape of the room, it would suit a range of furniture configurations.

THE KITCHEN/DINER



The kitchen/diner is ideal for the apartment and contains a good range of light wood units. There's a gas hob, electric oven, washing machine and fridge freezer along with a dining table. Freestanding appliances are available by separate negotiation.





The three bedrooms are all spacious and bright with ample space for freestanding furniture. There's a large cupboard in the hallway to help keep everything in its place. The shower room is bright and modern, finished in a white suite with an electric shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



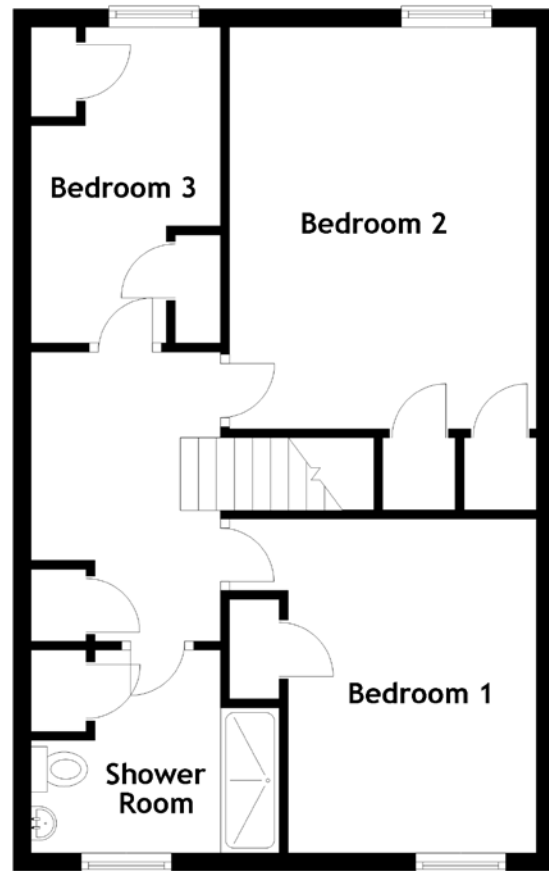
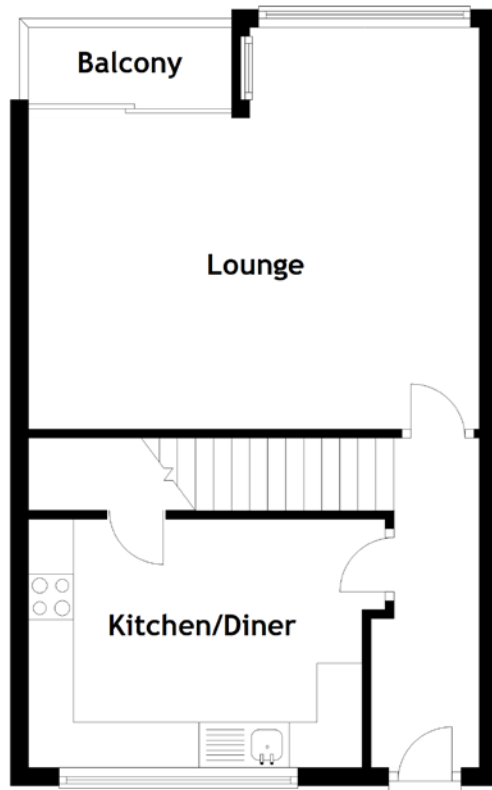
The home is kept warm and comfortable via gas central heating and double glazing. The property has communal space to the rear and parking is adjacent to the property.

Some properties tick many boxes; this is certainly one of them. Early viewing is strongly advised for anyone looking for a very spacious apartment, in an eternally popular area, that also offers real value for money.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



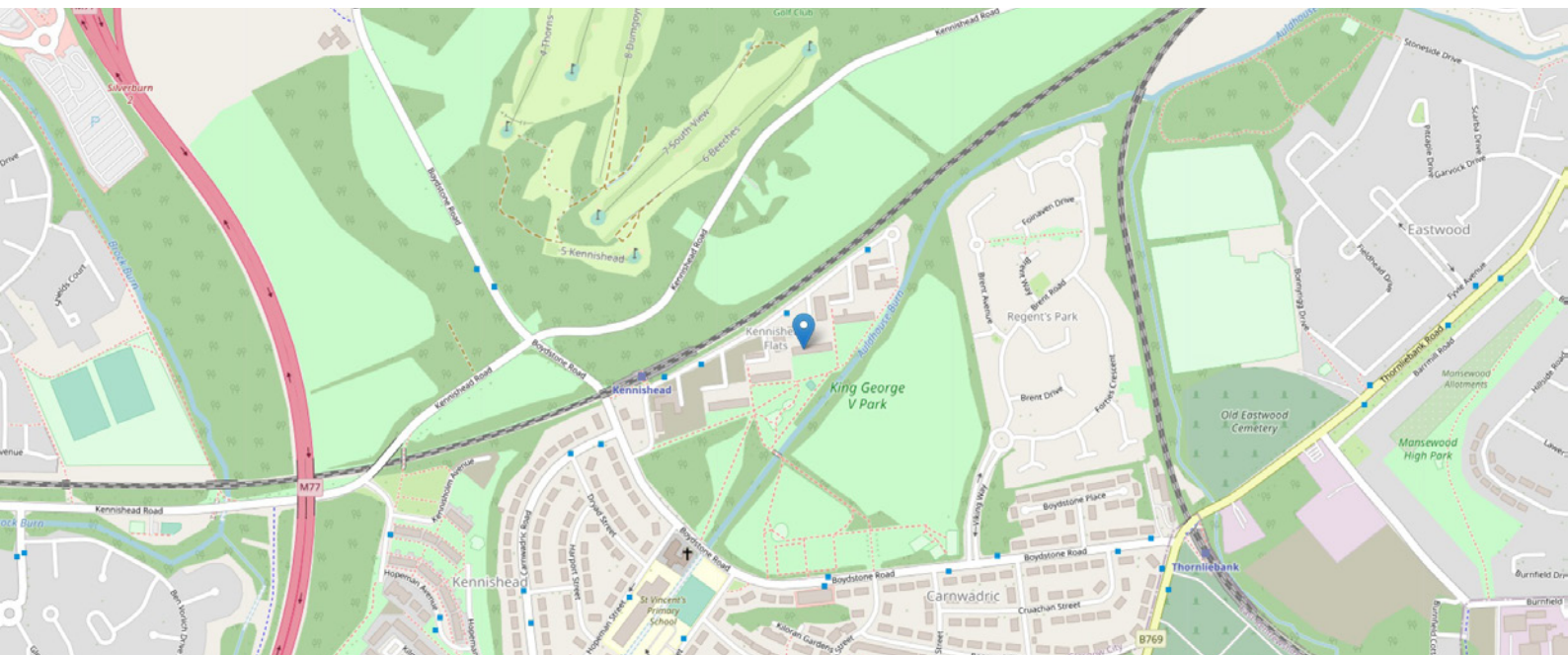
Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.45m (14'7")
Balcony	2.35m (7'9") x 0.90m (3')
Kitchen	3.70m (12'2") x 2.75m (9')
Bedroom 1	3.70m (12'2") x 3.40m (11'2")
Bedroom 2	4.45m (14'7") x 3.40m (11'2")

Bedroom 3	3.50m (11'6") x 2.10m (6'11")
Shower Room	2.25m (7'4") x 2.10m (6'11")

Gross internal floor area (m²): 84m²
EPC Rating: C

Buyer's Premium Value: £1200.00



THE LOCATION

The very popular area of Thornliebank is a great place to live and commute from.





The transport links by bus and rail are within a short distance and with frequent services it's a mere 20 minutes to the heart of Glasgow city centre. For those traveling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of shops, supermarkets and general amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



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