



## 2 Kinstone Avenue, Glasgow, G14 0EB

Offers over £214,995



**\*\*CLOSING DATE - WEDNESDAY 6TH NOVEMBER AT 2.00PM\*\*** Highly Sought after FOUR bedroom mid terrace home within the popular area of Knightswood, Glasgow. This property has been smartly extended to create flexible family accommodation and is not expected to be available for long. With HD property tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 2 Kinstone Avenue, this splendid FOUR bedroom home offers a vast amount of accommodation. Neutrally decorated throughout, this bright and spacious home is sure to attract a lot of interest, viewing is a must to appreciate the amount of space available.

To the front of the property, is an easily maintained multi-car driveway leading to the modern uPVC door. Upon entering, you are welcomed into the bright reception hallway which leads to all rooms within the property. The lounge is generous in size and boasts dual aspect windows, creating an abundance of natural light.

The kitchen has been smartly extended to the rear and hosts an array of gloss white wall and floor mounted units and woodblock worktop. The kitchen further benefits from ample space for the required free-standing appliances. The dining/seating area to the rear of the kitchen overlooks the garden, creating a great space for dining or entertaining. Patio door access to the rear garden is also available. Completing the ground floor, is a modern shower room which comprises of a walk-in shower enclosure with rainfall shower, vanity unit and W.C.

On the first floor, are three well-proportioned bedrooms, one of which also benefits from fitted wardrobe storage. On the second floor, is a further bedroom and generously proportioned bathroom with shower over bath, wash hand basin and W.C.

The rear garden with various seating areas, is a perfect spot for relaxation and dining al-fresco. With the garden also being fully enclosed, this is a safe and secure environment for children and pets alike.

Ideally situated within a short distance of sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge/Dining Room - 5.25m x 3.31m

Kitchen - 3.89m x 3.89m

Sitting Room - 3.31m x 3.18m

Bedroom One - 5.21m x 3.33m

Bedroom Two - 4.03m x 2.68m

Bedroom Three - 2.68m x 2.58m

Bedroom Four - 3.33m x 2.99m

Bathroom - 2.99m x 2.10m

Shower Room - 2.52m x 1.85m

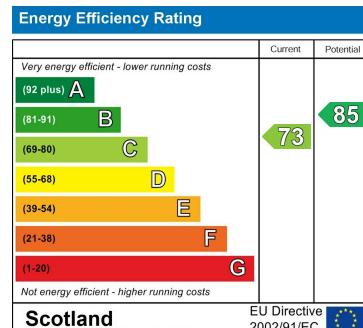
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.