



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

Top Flat

3/1, 51 Kings Park Road, Mount Florida, G44 4TX

Offers Around £120,000

Seldom available, larger TOP FLOOR FLAT with imaginatively altered layout offering flexible layout. The property at present benefits from gas central heating and UPVC double glazing and boasts panoramic aspects to both front and rear.

The property is situated a few minutes walk from good local shopping and public transport facilities.

Security controlled access onto attractive tiled entrance, broad reception hall with stained wood finishes continued to impressive 18'6 bay window lounge with fireplace and panoramic aspects to front, double bedroom to front again enjoying open aspects, living/dining room (this apartment could be used as an additional bedroom), larger internal box room off, kitchenette to rear and bathroom comprising three piece suite with additional electric shower.

The agents recommend internal inspection in order to appreciate the existing standard and versatility of accommodation offered.



Floor plans are indicative only - not to scale.

RECEPTION HALL	10'1 (3.08M) X 8'3 (2.51M)
LOUNGE	18'6 (5.65M) X 12'9 (3.89M)
BEDROOM	14'11 (4.55M) X 9'9 (2.96M)
LIVING/DINING ROOM	12'4 (3.77M) X 11'6 (3.51M)
BOX ROOM	8'6 (2.59M) X 6'5 (1.96M)
KITCHENETTE	6'4 (1.94M) X 5'10 (1.78M)
BATHROOM	7'5 (2.26M) X 6'5 (1.95M)
CUPBOARD	5'11 (1.79M) X 3'6 (1.08M)

HEATING

The property has gas central heating (not tested).

GLAZING

The property has UPVC double glazing.

DATE OF ENTRY

By arrangement

TRAVEL DIRECTIONS

Travelling south along Cathcart Road from the junction with Prospecthill Road bear right at the fork in the road onto the continuation of Cathcart Road straight ahead at the traffic lights at the junction with Battlefield Road continuing onto Kingspark Road and number 51 is a short distance on your left hand side immediately before the junction with Ballogie Road on your left and opposite the modern flats on your right hand side.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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