



KENMUIRHILL GARDENS, GLASGOW OFFERS OVER £345,000

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This four bedroom detached villa boasts one of the most spacious & generous proportions within this small, exclusive development.

This home occupies a beautiful plot within the street and has a fantastic presence offering generous parking from the front drive, an original garage and private rear garden

The property has family living throughout and boasts plenty of space over its two levels. The ground floor has a large reception hallway, front facing lounge. Dining room with French doors to the rear garden. Dining sized kitchen with a wall mounted units and appliances. WC & integral garage.

The upstairs of the property is perfect for a growing family and has four well sized bedrooms with one master suite which has plenty of wardrobe space & master en suite. With the other three bedrooms being of very generous size. Finishing of is a newly fitted bathroom.

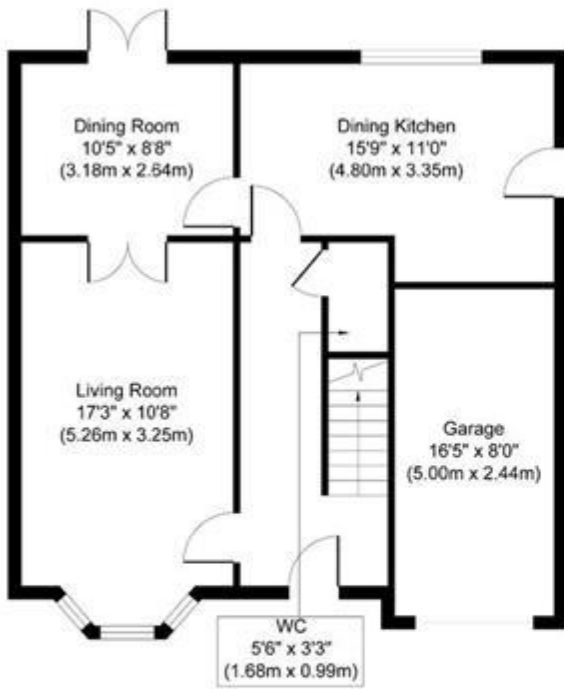
The property benefits from gas central heating, double glazing, twin monobloc driveway and landscaped garden grounds enhanced by paved patio area.

The highly sought after area of Mount Vernon benefits from being located close to a wide range of local amenities that include schools, shops, public transport facilities and easy access to Glasgow and beyond via both motorway and railway networks.

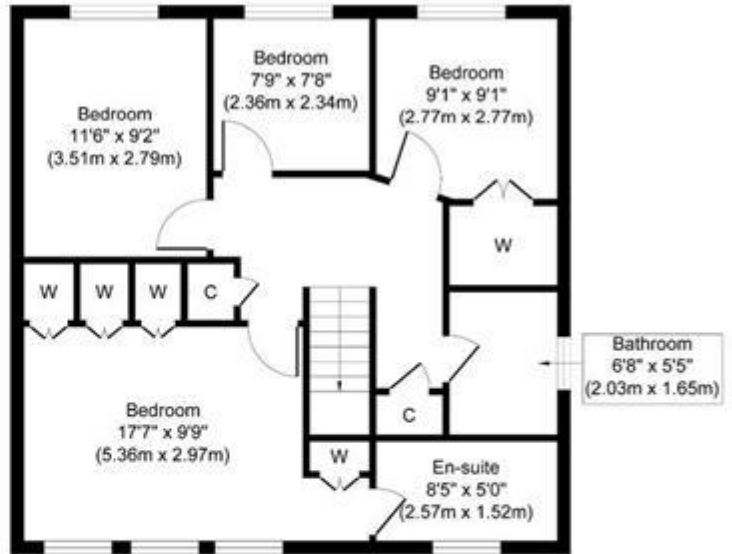
Council Tax Band: F



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Ground Floor
Approximate Floor Area
724 sq. ft
(67.29 sq. m)



First Floor
Approximate Floor Area
702 sq. ft
(65.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.