



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**8 Rhinds Place**

BAILLIESTON, GLASGOW, G69 7NE



## THE LOCATION

The popular area of Baillieston is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere twenty minutes to the heart of Glasgow city centre. For those travelling by car, the main

motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach making it a very popular place to call home.

## THE PROPERTY

We are delighted to offer to the market this immediately impressive and immaculate three bedroom semi detached property. This beautiful home is set in a great location which is ideal for any young couple or small family and given the care and the upgrades that have been lavished on the property it is clear to see it is presented in absolutely immaculate condition, and now is actually several times better than when first new.

Accommodation comprises of a bright and airy lounge which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light to create a bright, free-flowing living space that is a joy to experience.

The very spacious kitchen/diner looks fantastic, finished in a great range of super-clean gloss white units with an electric oven, gas hob and integrated washer dryer and fridge freezer. It is clear to see the kitchen has been designed with style and functionality in mind and it offers a very efficient workspace.

The kitchen diner lends itself beautifully to a range of options and the new owners could potentially have a dining/breakfast table or alternatively a sofa for the kids to watch TV

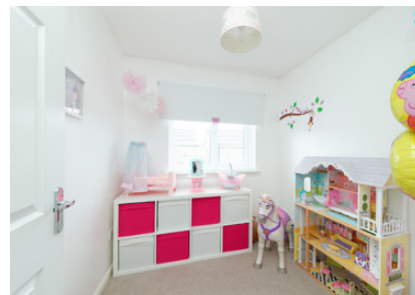
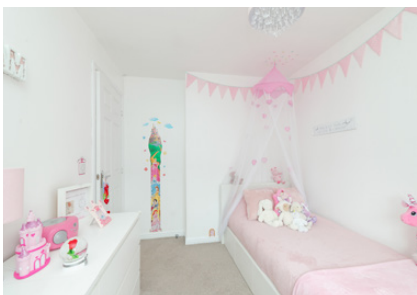
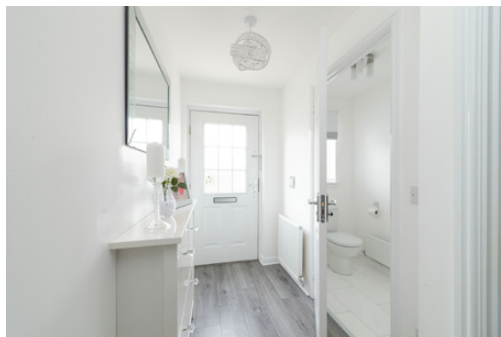
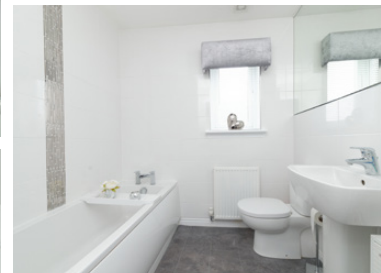
while mum cooks the family favourites.

The French doors flood the kitchen with natural light and flow effortlessly into the ultra-low maintenance and impeccably presented rear garden, complete with high-quality artificial grass. The rear garden is private, secure, pet and child-friendly and on sunnier days offers a fantastic space to relax in with a good book or a coffee and a read of the papers.

The downstairs WC is a handy addition for any busy family home. Upstairs the family bathroom is beautiful, bright and fresh and contains a white suite including a bath. There are three spacious bedrooms in this lovely home, two doubles and a single, all with built in wardrobes and space for free-standing furniture.

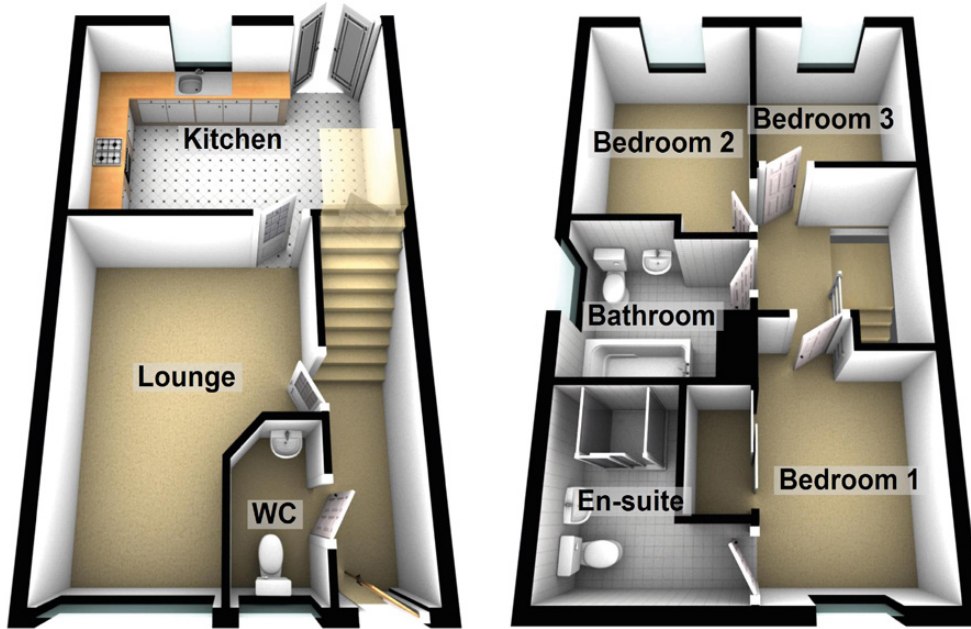
The property is kept warm, comfortable and secure via the double glazing and gas central heating. There is one allocated parking space with ample available space to cater to the needs of visiting friends and family.

Early viewing is an absolute must for anyone looking for an immaculate, stylish and highly desirable home set in a great location and where all the hard work has already been done.





# SPECIFICATIONS

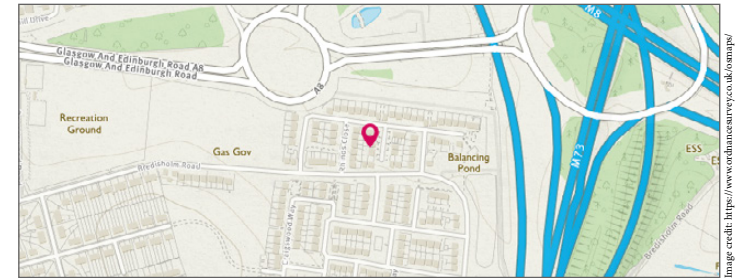


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	4.70m (15'5") x 3.10m (10'2")
WC	2.10m (6'11") x 1.20m (3'11")
Bedroom 1	3.26m (10'8") x 2.30m (7'7")
En-suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 2	3.10m (10'2") x 2.50m (8'2")
Bedroom 3	2.30m (7'7") x 2.30m (7'7")
Bathroom	2.40m (7'10") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation.



  
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