







53 Bents Road

GLASGOW, G69 6QX

0141 404 5474

THE LOCATION GLASGOW, G69 6QX

Bents Road is situated within easy walking distance of Garrowhill train station and Town Centre. Locally, there is a good mix of amenities including shops and restaurants, plus the nearby Birkenshaw Retail Park and The Glasgow Fort, each offering a mix of shops and entertainment. Nights out will be fun at the local Showcase Cinema and Hollywood Bowl.

There is an impressive choice of schools nearby, making this a popular location for families. The newly refurbished Garrowhill Primary school and Bannerman High School are particularly close at hand. For the outdoor enthusiast, the beautiful Seven Lochs Wetland Park and Drumpellier Country Park are within easy reach.

The area also benefits from exceptional transport links into Glasgow and beyond. The M8 and M74 motorways are within minutes of Baillieston ensuring that most of Scotland's central belt is within easy commuting distance, plus the local Baillieston railway station offers regular services into Glasgow.











53 BENTS ROAD GLASGOW, G69 6QX

McEwan Fraser Legal is delighted to present this lovely two double bedroom, end-terraced, house to the market. The property is presented in wonderful internal order and offers excellent proportions throughout. The property boasts a generous rear garden, off-street parking to the front, gas central heating, double glazing, and a large floored loft room. Occupying a central plot along a quiet road, the property has excellent potential as a starter home for a young family or as a very savvy buy to let investment.

Entry from the front driveway is through an added porchway which has been beautifully finished. Internal accommodation is focused on a generous dual aspect through lounge with picture window to the front and open kitchen access to the rear. This gives great floor space and plenty of flexibility for a range of different furniture configurations. There is ample room for a large suite, dining table and additional supporting furniture for example. Contemporary decor and quality laminate flooring finish the room off to perfection. The kitchen/diner is accessed directly from the lounge and the contemporary feel follows through to here as well. Comprising a range of modern base and wall mounted units, the kitchen offers a good amount of prep and storage space. Gas hob, cooker hood, and electric oven are integrated while space is provided for dining table and chairs as well as further free-standing appliances.











Climbing the stairs, you find two lovely double bedrooms and a stylish bathroom. The front-facing master bedroom is currently shown as a with bunk beds. In actuality, this is a bright and spacious double with great floor space. The cupboard above the staircase is very generous and a window there affords it natural light. Fixed loft ladders offer access to the floored attic room which makes for fantastic additional space with power outlets and a light. The second bedroom overlooks the rear garden and is also a spacious double. The accommodation is completed by the modern bathroom which is tiled and includes a three-piece white suite with shower over bath.

Externally, the front garden has been converted to a large mono-blocked driveway to give off-street parking for two cars. To the rear, a large enclosed lawn area is sided by an oversized wooden garage/workshop which is fully lined and has both light and power outlets.

Internal viewing highly recommended.



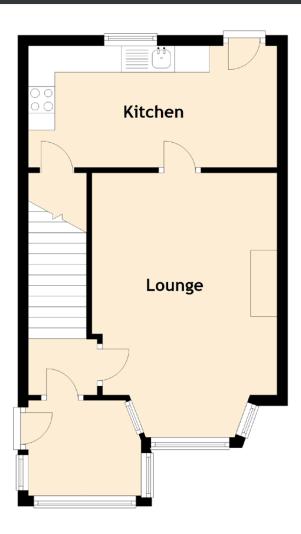


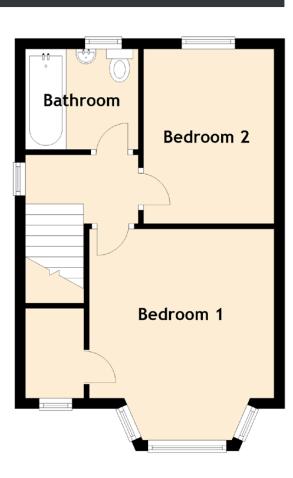






SPECIFICATIONS FLOOR PLAN DIMENSIONS & MAP

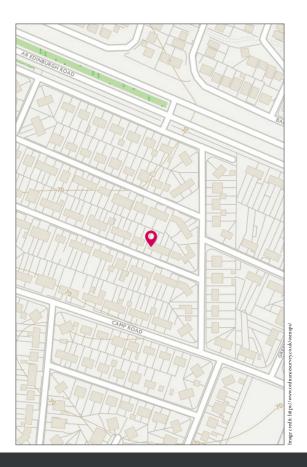




Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	4.70m (15'5") x 2.30m (7'7")
Bedroom 1	3.49m (11'6") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²): 70m² | EPC Rating: D











Solicitors & Estate Agents

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