

5 Garrowhill Drive

BAILLIESTON, GLASGOW, G69 6HA



Excellent three-bedroom semi-detached home, set in a generous plot in a very popular family-friendly street



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McEwan Fraser Legal is delighted to bring to the market this excellent three-bedroom semi-detached home, set in a generous plot in a very popular family-friendly street. This excellent family home is presented in fair condition at present but given the large plot and subject to the necessary planning approval, it also has fantastic further potential to extend the property thereby transforming it into a very large family home that could quite easily have some stunning design elements. A gated driveway with brick built garage and private mature gardens add an air of privacy and security.

THE LOUNGE/DINER



Accommodation comprises a bright and spacious lounge/diner overlooking the rear garden. Lots of natural light from the large windows. The room further benefits from a plethora of potential options for furniture layout. The dining area is spacious and provides flexibility of accommodation.

THE KITCHEN

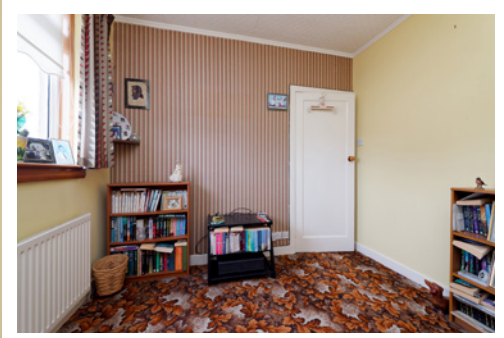


The kitchen is in need of some modernisation but provides adequate space for a budding chef to prepare a tasty meal. Vinyl flooring and a light grey worksurface over white base units and brown wall mounted units with tiled walls currently. This room benefits from a free-standing gas cooker and washing machine with an under-counter fridge and countertop freezer. The kitchen leads out beautifully to the fully enclosed rear garden.



This lovely family home has a fantastically versatile living space, with three good sized bedrooms, the smaller of which has been utilised to make a wooden stairway to the attic space. Consent would need to be applied for to utilise this as a bedroom but in the meantime would make for a wonderful study/ craft room/hobby room etc. There are ample cupboard spaces throughout the home to help keep everything in its place. Upstairs, the very modern family bathroom contains a contemporary white suite.

BEDROOM 1



BEDROOM 2



BEDROOM 3 & ATTIC



THE BATHROOM

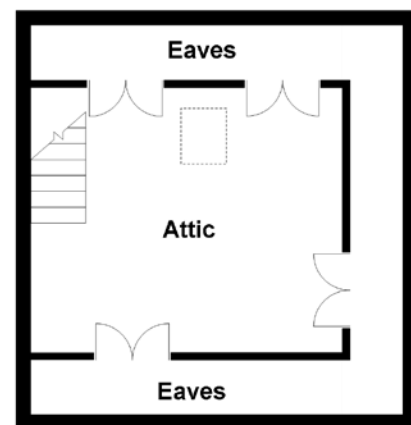
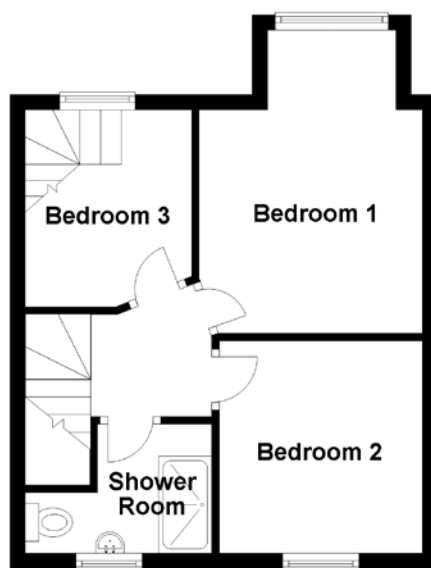
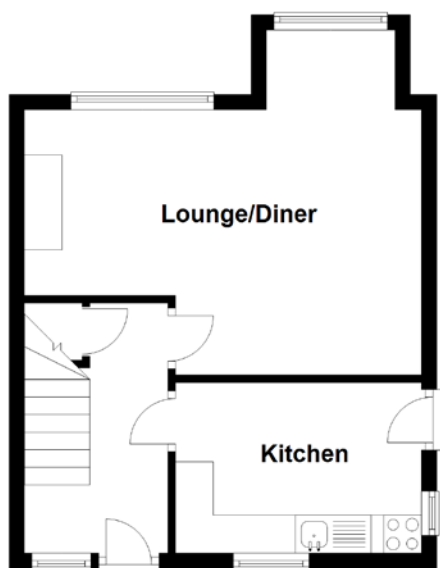


The fully enclosed rear garden is perfect for kids and pets to play out in peace all day long. The side garden adjacent to this is large and easily maintained and offers terrific potential for extending the property to both the side and rear. Some properties tick all the boxes, and this is certainly one of them. Great location, great living space, large corner plot, and masses of further development potential, with all these features it is sure to be a very popular listing. Early viewing is strongly advised for this great family home.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

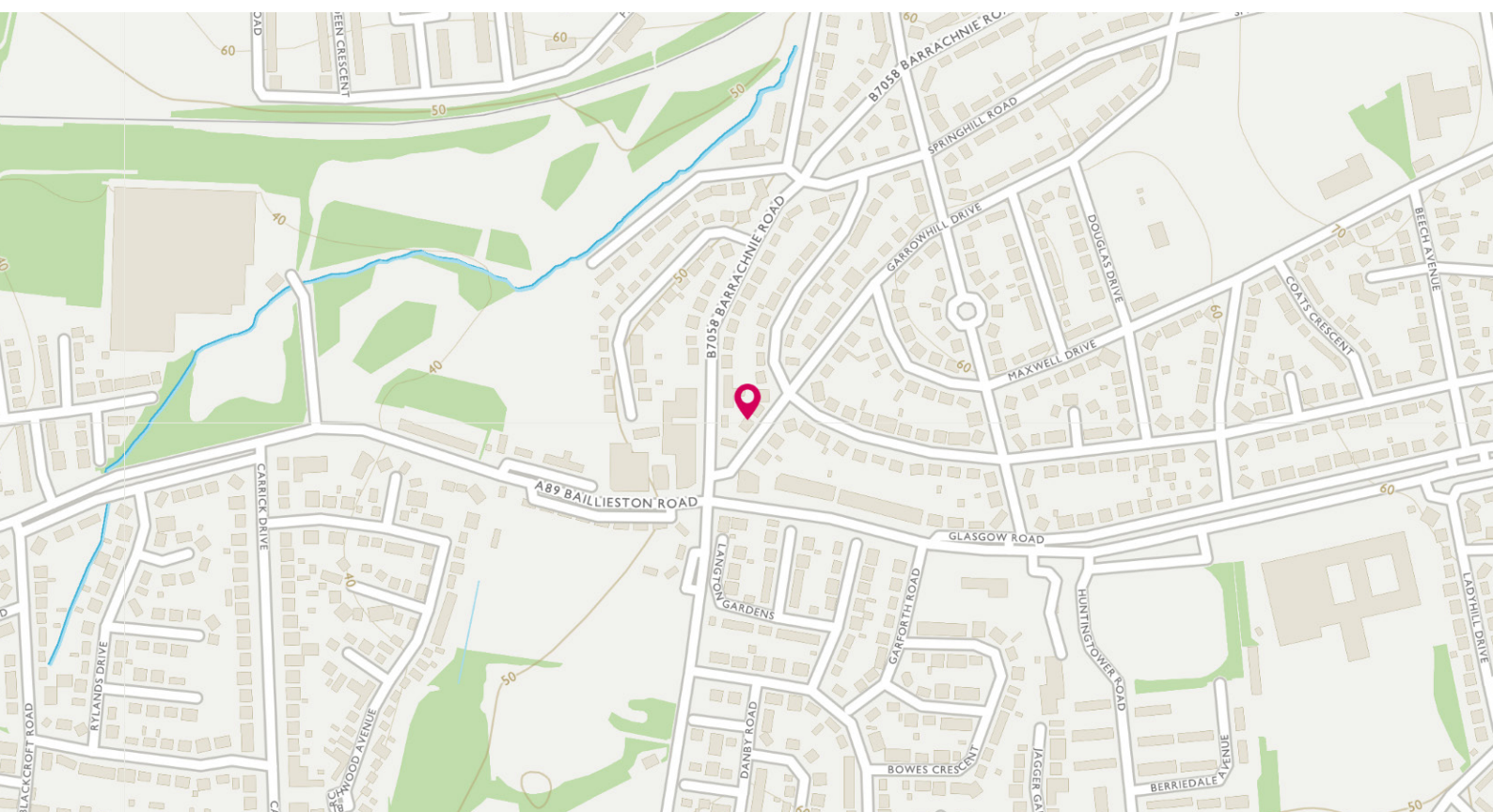
Lounge/Diner	5.25m (17'3") x 4.55m (14'11")
Kitchen	3.25m (10'8") x 2.25m (7'5")
Bedroom 1	4.00m (13'1") x 2.95m (9'8")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bedroom 3	2.60m (8'6") x 1.70m (5'7")

Shower Room
Attic

2.50m (8'2") x 1.70m (5'7")
4.10m (13'6") x 3.50m (11'6")

Gross internal floor area (m²): 73m²
EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.



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 is 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 within easy reach making it a very popular place to call home.



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