



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10 Calderwood Gardens**

BAILLIESTON, GLASGOW, G69 7EA



# BAILLIESTON

GLASGOW, G69 7EA

Calderwood Gardens is situated within easy walking distance of Baillieston 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. Caledonia 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.

# 10 CALDERWOOD GARDENS

BALLIESTON, GLASGOW, G69 7EA

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

Internal accommodation is focused on a generous dual aspect through lounge with picture window to the front and French doors 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 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 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 nursery. In actuality, this is a bright and spacious double with great floor space. The cupboard above the staircase has been converted and now holds a staircase to the floored attic room which makes for fantastic additional space. 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 decked area gives excellent entertaining space for mum and dad while a wrap around lawn looks after the family.

Internal viewing highly recommended.



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|              |                               |
|--------------|-------------------------------|
| Kitchen      | 3.00m (9'10") x 2.70m (8'10") |
| Lounge/Diner | 6.30m (20'8") x 3.00m (9'10") |
| Bathroom     | 1.90m (6'3") x 1.80m (5'11")  |
| Bedroom 2    | 3.50m (11'6") x 3.40m (11'2") |
| Bedroom 1    | 4.40m (14'5") x 3.00m (9'10") |
| Attic Space  | 5.30m (17'5") x 3.00m (9'10") |

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: D

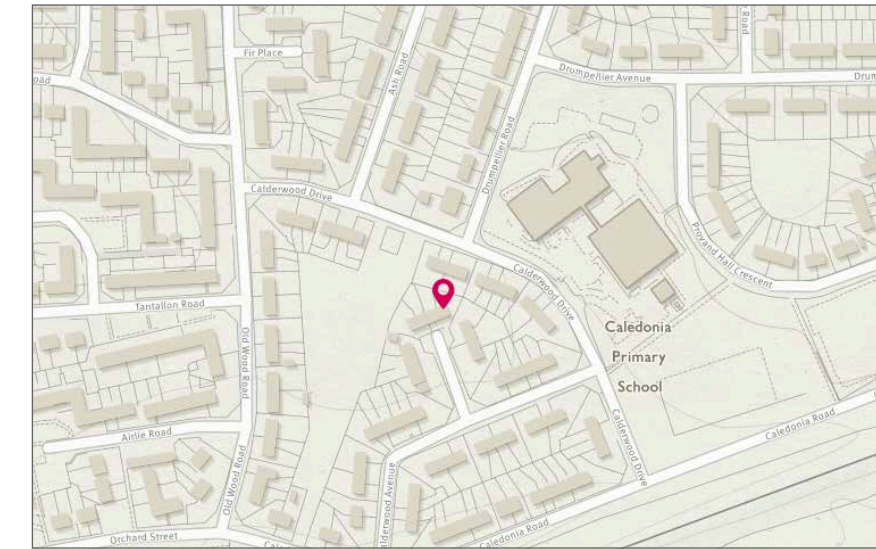


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