




McEwan Fraser Legal
Solicitors & Estate Agents
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25 Gargrave Avenue
BAILLIESTON, GLASGOW, G69 7LR



AREA BAILLIESTON

GLASGOW

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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GARGRAVE AVENUE

BAILLIESTON, GLASGOW

McEwan Fraser Legal is delighted to bring to the market this excellent three-bedroom semi-detached home, set in a large corner 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.

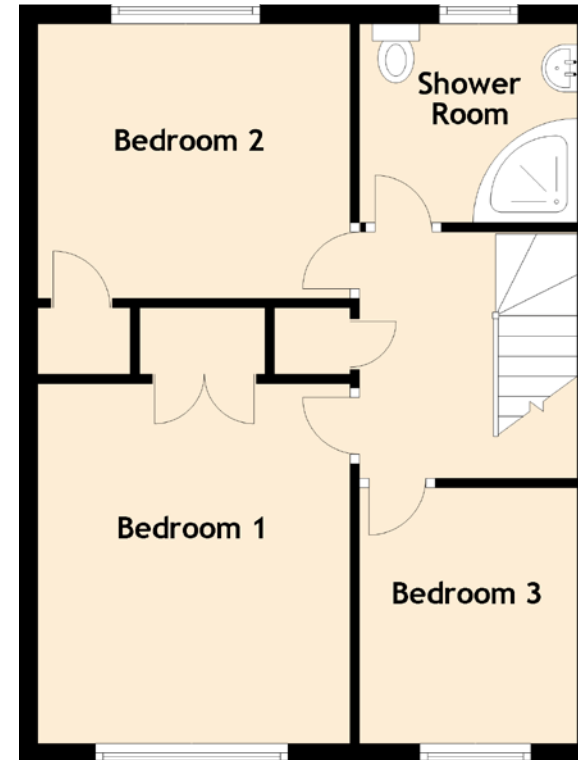
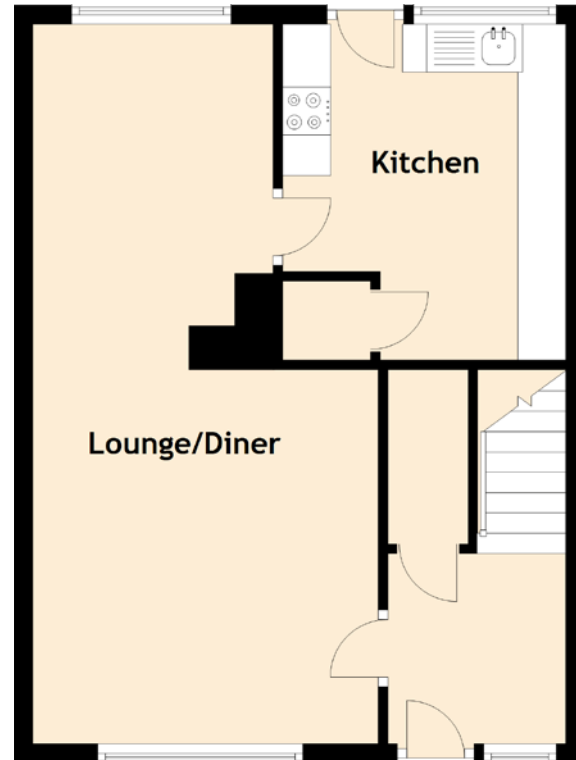
Accommodation comprises a bright and spacious lounge leading to a separate dining room and then to a spacious kitchen. Lots of natural light from the large front window. The room further benefits from a plethora of potential options for furniture layout. The dining room is spacious and overlooks the substantial rear garden.

The partially modernised kitchen is a great space to gather the family around mealtimes, it makes a real hub of the home and benefits from a free-standing gas cooker, washing machine, dryer,

fridge freezer and microwave. The recently added new boiler is set within modern beech effect units and dark grey laminate work surfaces. The kitchen leads out beautifully to the fully enclosed rear garden, 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 side and rear. This lovely family home has a fantastically versatile living space, with three good sized bedrooms, the smaller of which would make a great home office/study or games room. There are ample cupboard spaces throughout the home to help keep everything in its place. Upstairs, the modern family bathroom contains a contemporary white suite.

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.





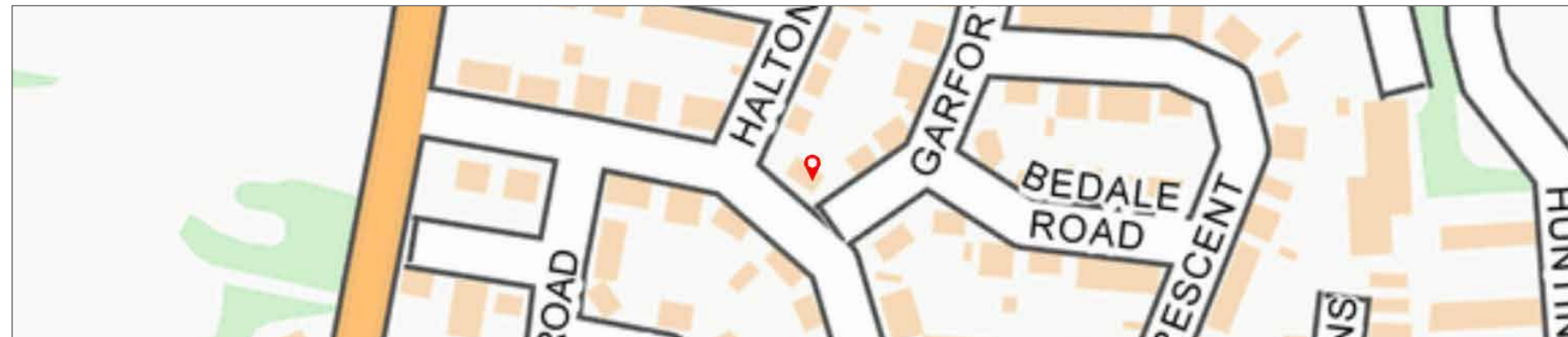
DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 2.95m (9'8")
Bedroom 1	3.80m (12'6") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	2.70m (8'10") x 2.30m (7'7")
Shower Room	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 85m²
EPC Rating: D





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Part
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