

38 Rosebank Terrace

BARGEDDIE, BAILLIESTON, G69 7SF



*STUNNING ONE-BED UPPER COTTAGE FLAT,
BEAUTIFULLY UPGRADED, WALK-IN CONDITION*



0131 524 9797

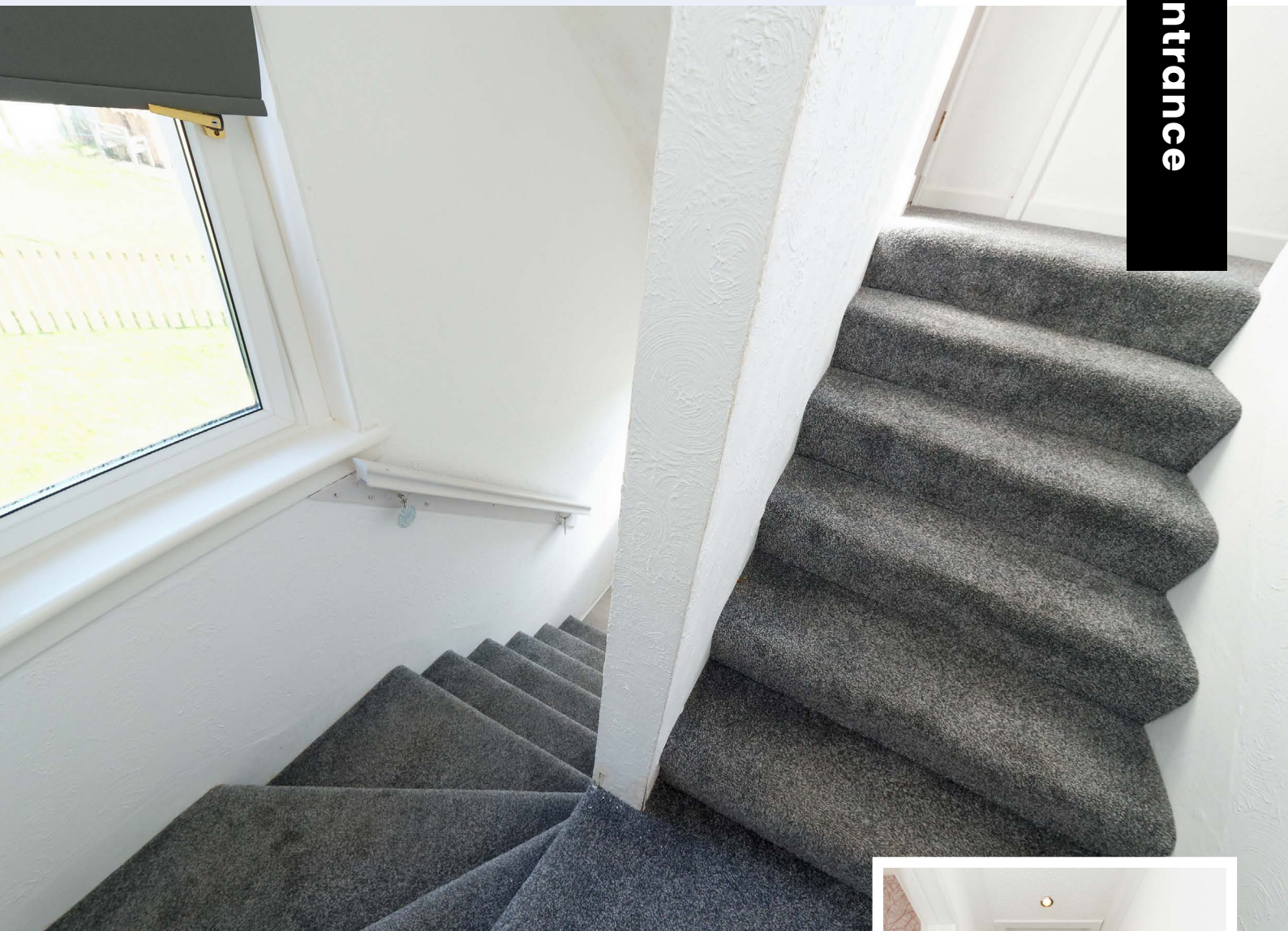


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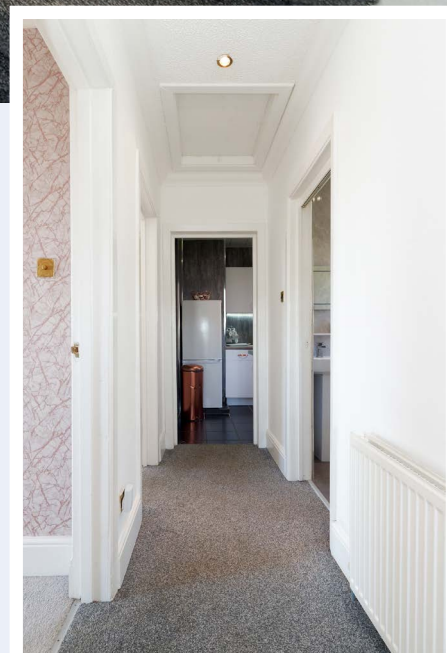
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We are delighted to offer to the market this excellent one-bedroom upper cottage flat. The property is presented in walk-in condition and we believe is quite simply one of the best in the street.

Accommodation comprises a bright and airy lounge/diner which benefits from lots of natural light entering from the large window. The fully upgraded kitchen is quite simply stunning, it's perfect for the apartment, finished in stylish wall panels with super clean white units with an electric oven and gas hob, it's the perfect place for the chef to serve up a marvellous meal. There is also ample space for a free-standing washing machine, tumble drier and fridge freezer. There is a handy storage cupboard off the hallway, helping to ensure a clutter-free apartment at all times.



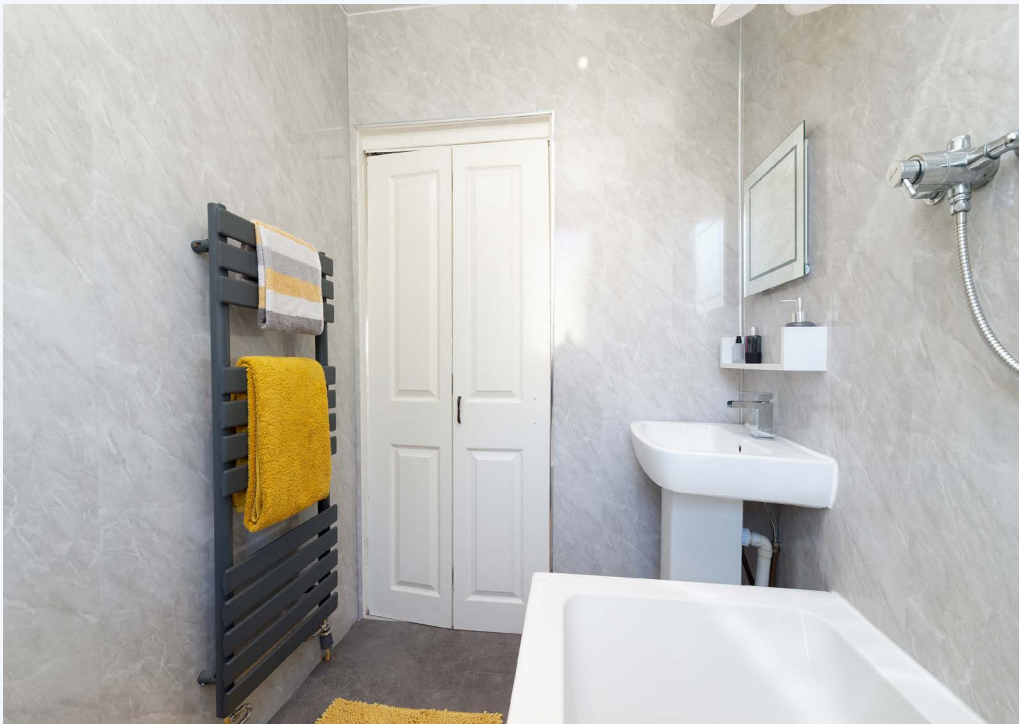
the lounge





the kitchen

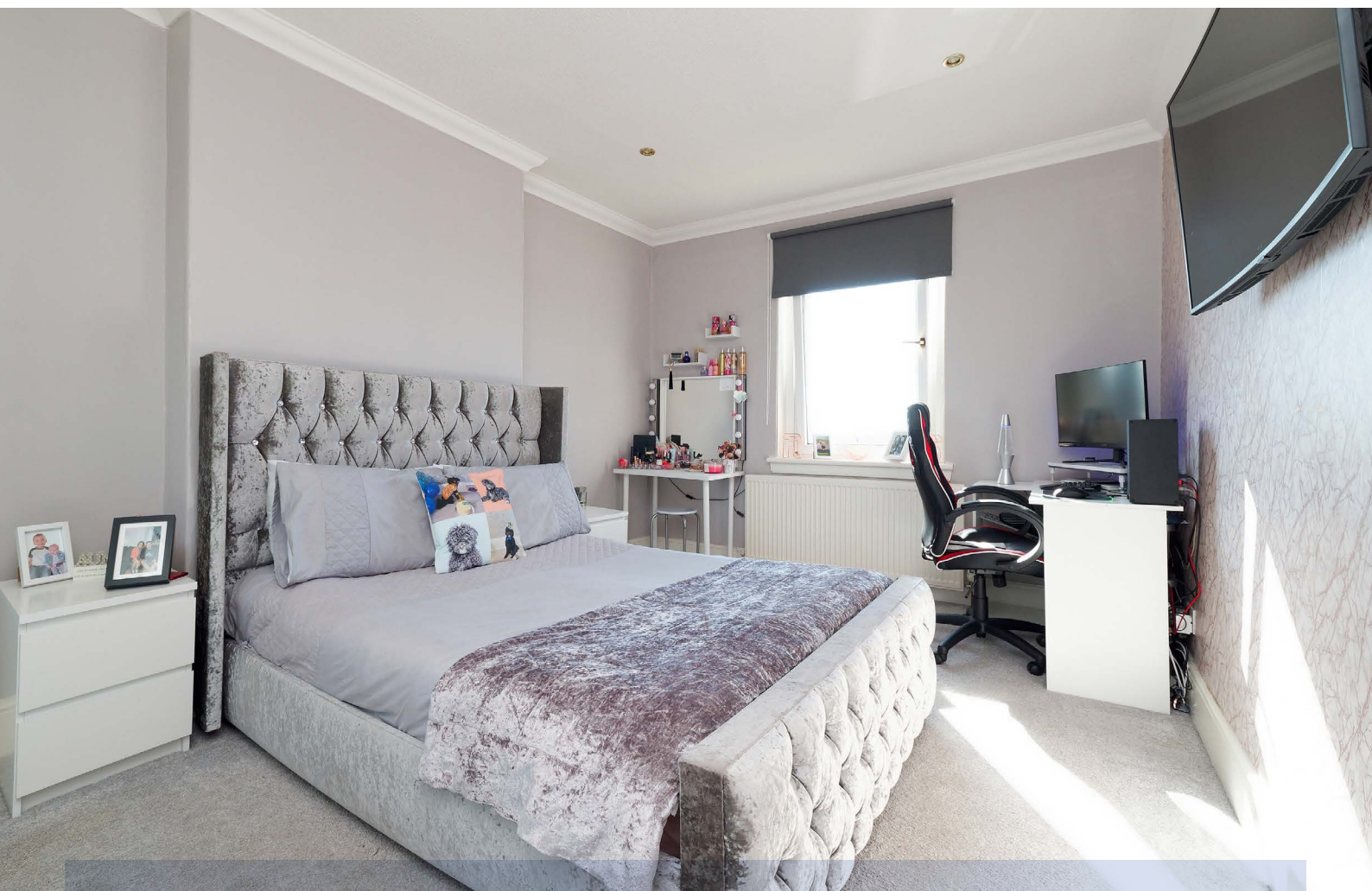
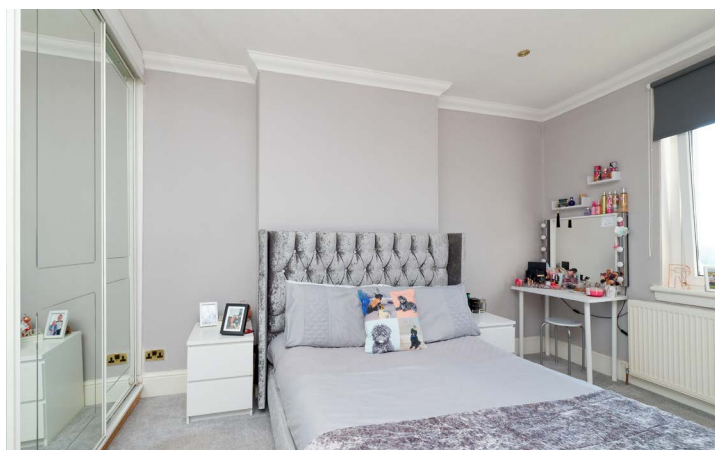




The tiled bathroom is a real “wow”, bright and fresh with a white suite and a mains shower over the bath, ensuring there’s always lots of instant hot water for long refreshing showers.

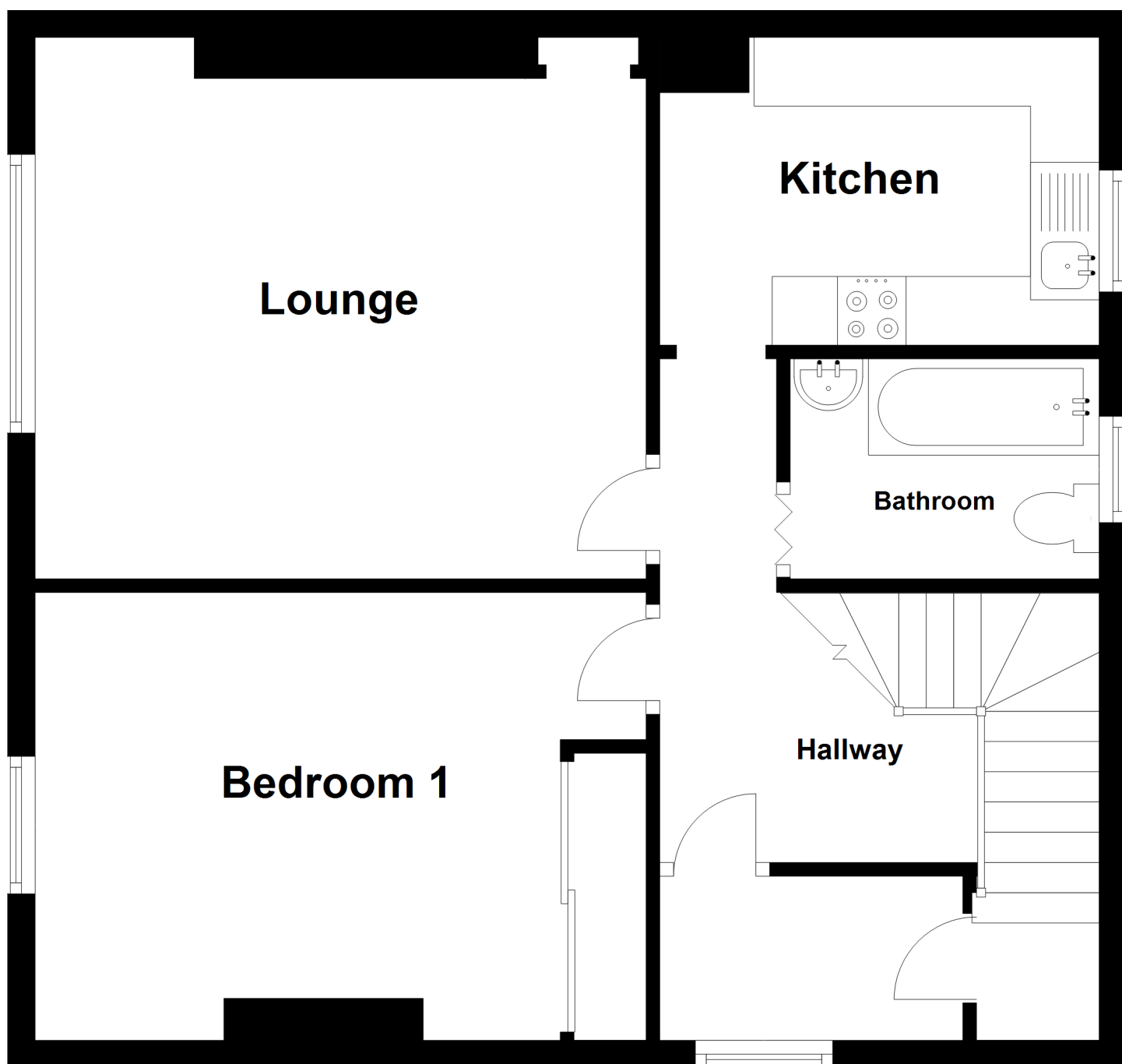
The spacious double bedroom is bright and very welcoming and it benefits from large mirrored wardrobes along with ample room for free-standing furniture.

The apartment is always warm and comfortable, courtesy of the double glazing and gas central heating. The rear garden space is great for sunnier days. There is plenty of on-street parking adjacent to the property, along with the bonus of a concrete garage for those who like to tinker with a hobby, it's absolutely ideal. Some properties tick all the boxes, this is certainly one of them, perfect for first-time buyers or as a 'canny' Buy-To-Let investment, an exceptionally good value for money starter home. Early viewing is advised.



the exterior





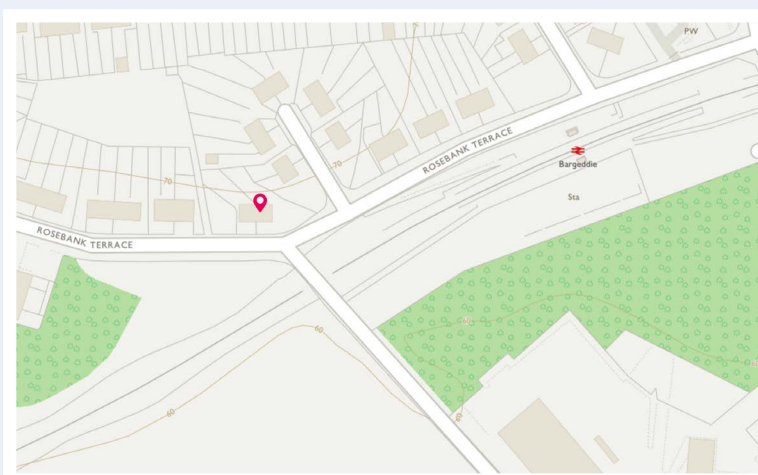
the floor plan & map

Approximate Dimensions
(Taken from the widest point)

Lounge	4.45m (14'7") x 4.00m (13'1")
Kitchen	3.20m (10'6") x 2.24m (7'4")
Bedroom 1	4.45m (14'7") x 3.20m (10'6")
Bathroom	2.25m (7'5") x 1.60m (5'3")

Gross internal floor area (m²): 57m²

EPC Rating: D

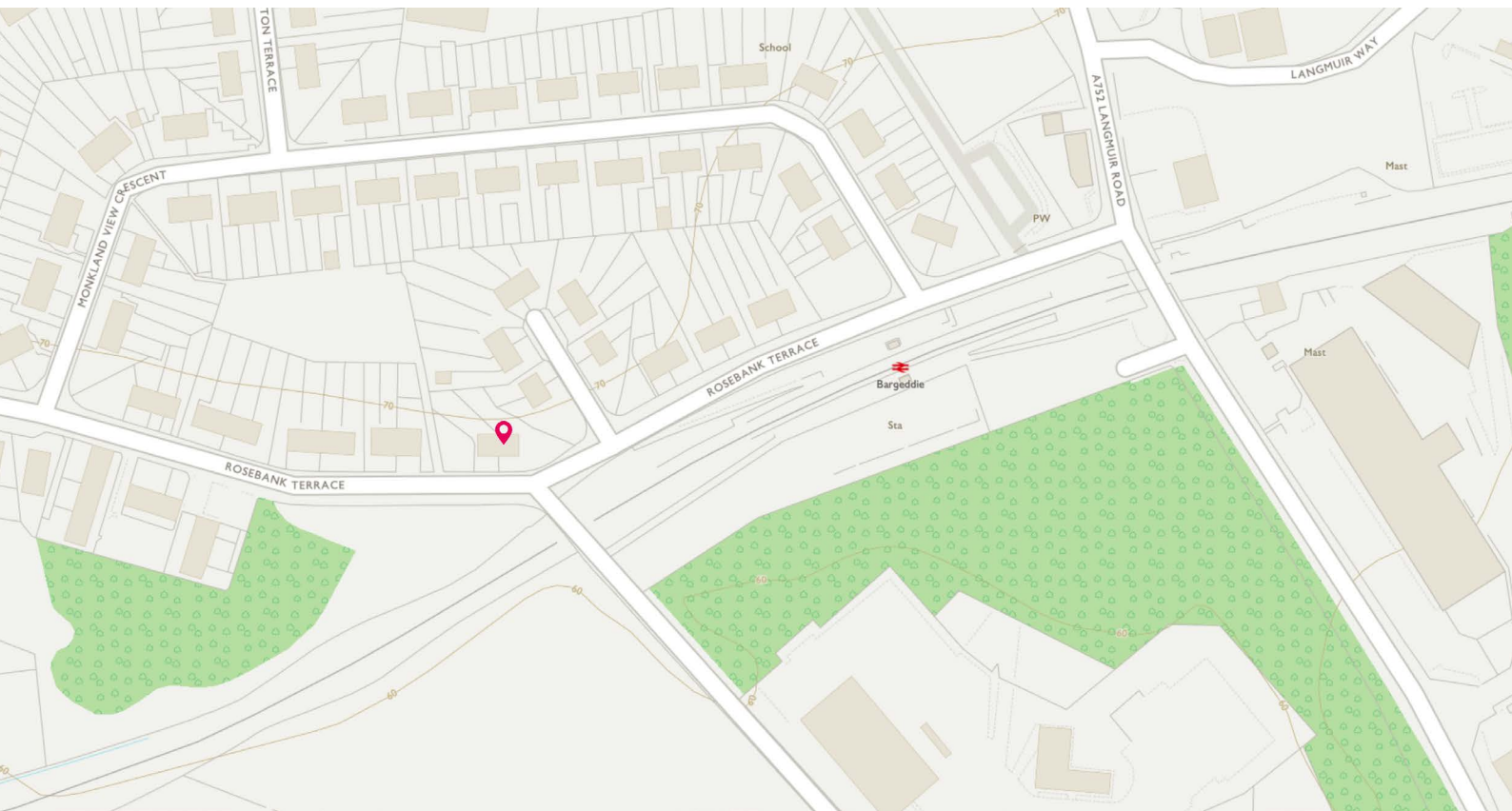




38 Rosebank Terrace could not be more conveniently placed for easy access to Glasgow, with the local train station (Bargeddie) only a 5-minute walk away, and the M8, M73 and M74 interchange all located close by to ensure a speedy link to the central belt's efficient motorway network.

The commercial and superb retail centres of Glasgow can be easily accessed in less than fifteen minutes by car, while the first-rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride, offers a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge and the surrounding towns of the Clyde Valley.





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