



End Terraced House

22 Rhinds Crescent, Baillieston, G69 7JX

Offers Over £172,500



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Description

This exceptional two bedroom end terraced villa can only be described as stunning. Built by Persimmon Homes circa 2015 the Lowlands Development enjoys a peaceful setting within short walking distance of Baillieston's bustling Main Street. This property is beautifully presented and has been enhanced by the current owners over the past 2 years. The stylish decor and high specification of fixtures & fittings make an immediate impression and a great deal of care and attention to detail is evident throughout. Practical improvements include the addition of a front porch and a Summer House not to mention the landscaping of both front and rear gardens to create lovely outdoor spaces.

Inside the accommodation flows effortlessly the lounge providing a comfortable and cosy space to relax and unwind. A feature wall has been designed with cavity for a television and a wall mounted electric fire sits below. An under stair cupboard affords handy storage space. The beautifully appointed breakfasting kitchen comes complete with integrated oven & hob and the fridge freezer and washer/dryer are also included within the sale. A door from the kitchen leads to the downstairs W.C. which is surprisingly spacious. The contemporary tiled floor continues through from the kitchen and there is a broad wash hand basin and toilet. A large wall mounted mirror is a practical addition and increases the feeling of spaciousness. A shallow cupboard to the rear of the W.C. houses the gas central boiler.



Upstairs the sweeping carpeted stairway leads to the upper landing which in turn links to the bedrooms and the centrally positioned bathroom. Both bedrooms are of good proportion and have built in wardrobes. Additional features include the lighting within the wardrobes and the pleasant aspects to front and rear respectively. The bathroom completes the accommodation and as you might expect is another highlight of this home. The white three piece suite compliments the tiled walls and there is an over bath shower & screen. This home has double glazed windows and a gas fired central system.

Externally the gardens are beautifully maintained and of low maintenance, designed to maximise enjoyment. To the front there is a small artificial lawn and a paved area with gate leading to the side of the property. To the rear there is a mixture of decking and artificial lawn bordered by timber fencing. The Summer House sits to the far end of the garden and offers a really useful and versatile space with power points installed. There is parking available to the front of the property and also an allocated parking space just round the corner on Rhinds Place.

Rhinds Crescent forms part of the sought after Baillieston district lying to the east of Glasgow. The Main Street is a short walk away and offers a wide range of shops, bars, cafes and restaurants. A Morrisons Supermarket provides further shopping facilities and the Glasgow Fort Retail Outlet is nearby. There are convenient local bus routes and Baillieston and Easterhouse Train Stations operate regular services. Those travelling by car have excellent road links to the city centre and the M8, M73 & M74 networks.



Room Dimensions

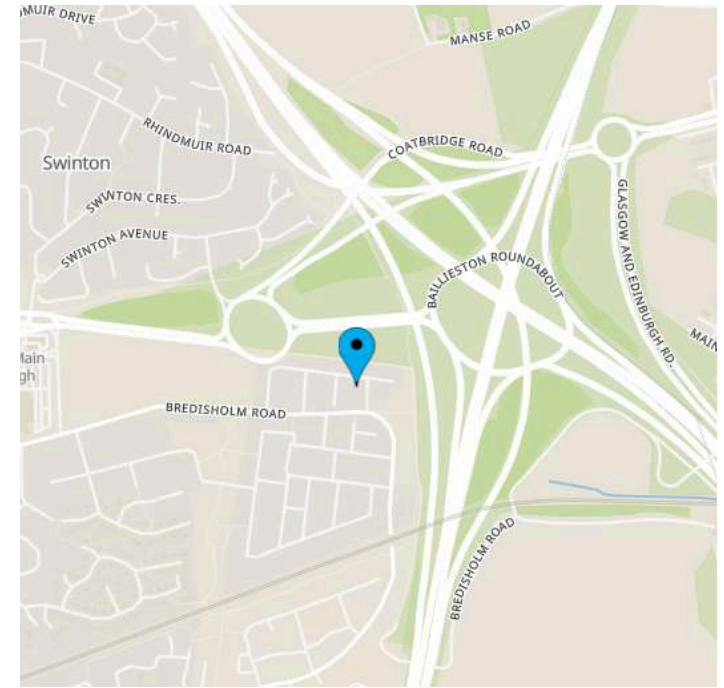
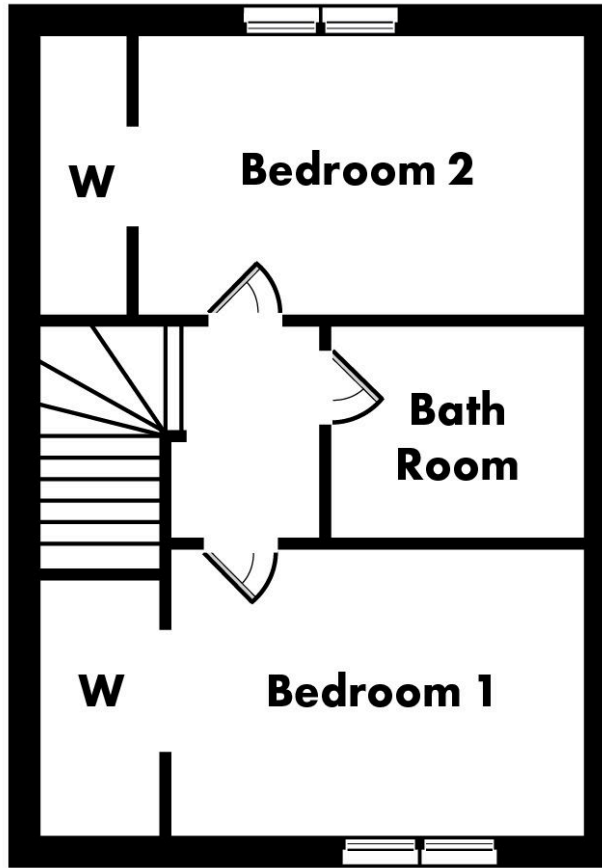
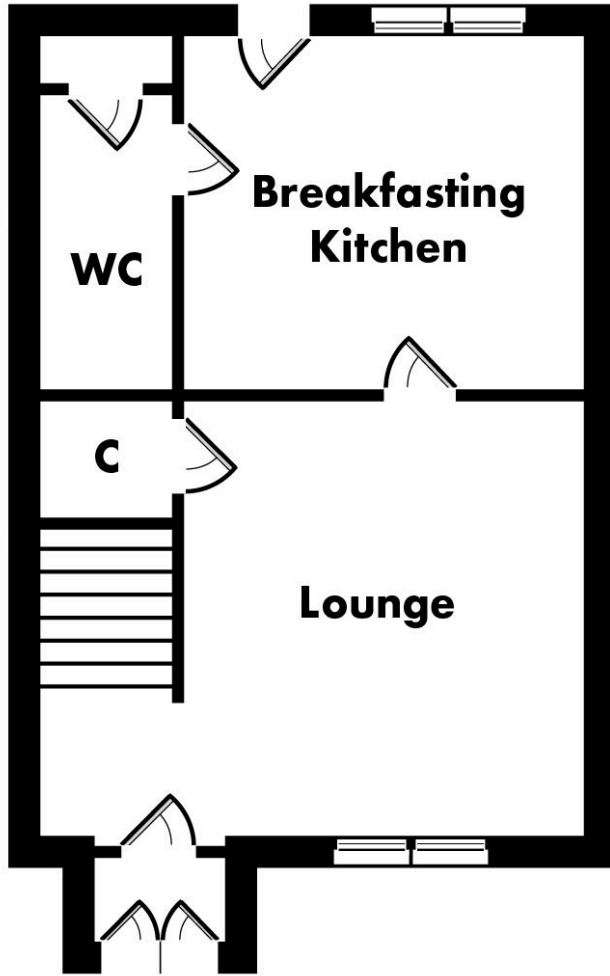
Entrance Porch	0.74 m x 1.02 m / 2'5" x 3'4"
Lounge	3.94 m x 4.14 m / 12'11" x 13'7"
Breakfasting Kitchen	2.18 m x 2.92 m / 7'2" x 9'7"
Bedroom 1	2.57 m x 2.97 m / 8'5" x 9'9"
Bedroom 2	2.24 m x 3.45 m / 7'4" x 11'4"
Bathroom	1.85 m x 1.93 m / 6'1" x 6'4"
WC	2.51 m x 1.07 m / 8'3" x 3'6"
Summer House	2.24 m x 2.77 m / 7'4" x 9'1"

EPC: C

Features

Exceptional end terraced villa
 Stylish decor, fixtures & fittings
 Two double bedrooms - fitted wardrobes
 Lounge
 Breakfasting kitchen
 Bathroom and downstairs W.C.
 Landscaped gardens - Summer House
 Peaceful setting close to local amenities

Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Main Street, Baillieston proceed onto Church Street and continue ahead onto Bredisholm Road. Continue taking eventual left turn into Rhinds Crescent and this property is along on your right hand side just beyond Rhinds Place.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

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