



Upper Flat
33 Martin Crescent, Baillieston, G69 6AJ
Offers Over £87,995



properties
Solicitors and Estate Agents





Description

A superb one bedroom upper cottage flat which offers an exciting opportunity for a variety of buyers and enjoying a sought after location just a short walk from Baillieston's bustling Main Street.

This property has many appealing features including the fresh decor, stylish shower room and beautifully appointed kitchen. Furthermore the windows are double glazed and there is a gas fired central heating system with Vokera combination boiler. Externally there is a driveway affording off street parking and a private enclosed rear garden.

An entrance hall leads to the stairway to the upper landing. There are window formations lending light to these spaces and two deep storage cupboards, the cupboard off the upper landing housing the gas central heating boiler. An inner hallway leads to all the rooms of this home.

To the front of the property are the lounge and the bedroom. Both of these rooms are of excellent proportion and have aspects towards Martin Crescent. As noted the kitchen is beautifully appointed complete with a range of high gloss units and attractive worktops which are matched by the splash back. There is an integrated electric hob and oven with space for a washing machine beneath the worktops and for a free standing fridge freezer. Two window window formations to the rear overlook the gardens. The shower room is also of a high specification and is tastefully decorated, the wet wall complimenting the laminate flooring. A broad shower cubicle has a Triton electric shower unit and the wc and wash hand basin sit within a vanity unit.

The private garden to the rear has a lawn and pathway enclosed by timber fencing and mature shrubs. A further enclosed patio provides a sitting area and there is a timber shed for outdoor storage.

Martin Crescent enjoys a much admired location within Baillieston, tucked away on a one way street but just a short walk from the bustling Main Street. The area offers a wide variety of high street shopping, banks, cafes and restaurants. A Morrisons, Lidl and Tesco Express provide further shopping facilities in the immediate area and the Glasgow Fort Shopping Centre is just short distance away. Those commuting have access to regular train services from Baillieston, Garrowhill & Easterhouse Stations and there are local bus routes in operation. Furthermore the M8, M73 & M74 motorway networks are easily accessible.

Factors: Lowther Homes

Quarterly Fees: Approx £128.00

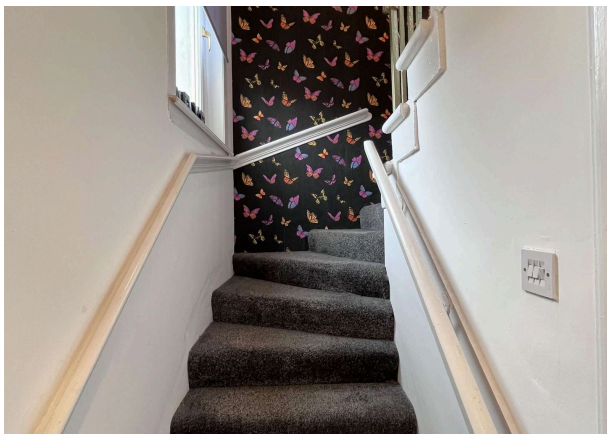
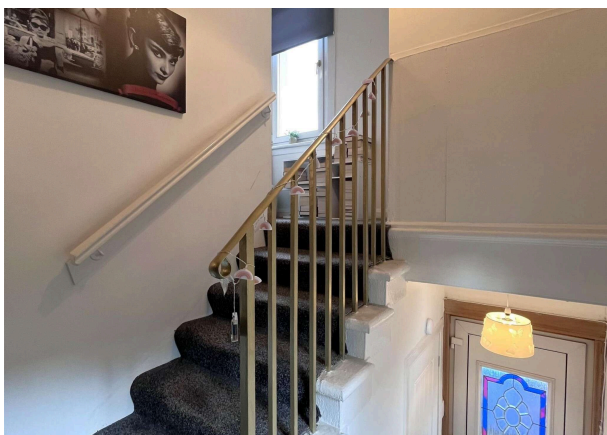
Room Dimensions

Entrance Hall	0.84 m x 1.02 m / 2'9" x 3'4"
Upper landing	2.06 m x 1.02 m / 6'9" x 3'4"
Lounge	3.84 m x 4.19 m / 12'7" x 13'9"
Kitchen	3.12 m x 3.02 m / 10'3" x 9'11"
Bedroom	3.78 m x 3.53 m / 12'5" x 11'7"
Shower Room	1.96 m x 1.50 m / 6'5" x 4'11"
Inner Hallway	3.73 m x 0.99 m / 12'3" x 3'3"

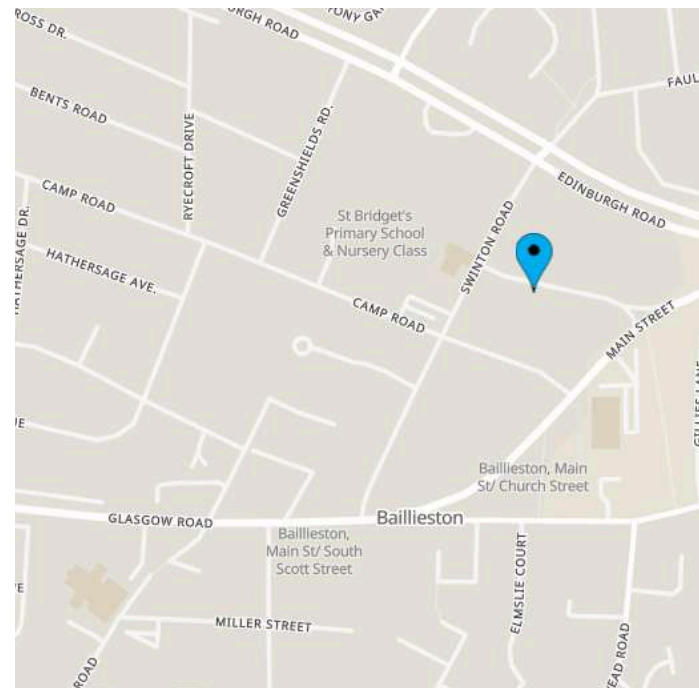
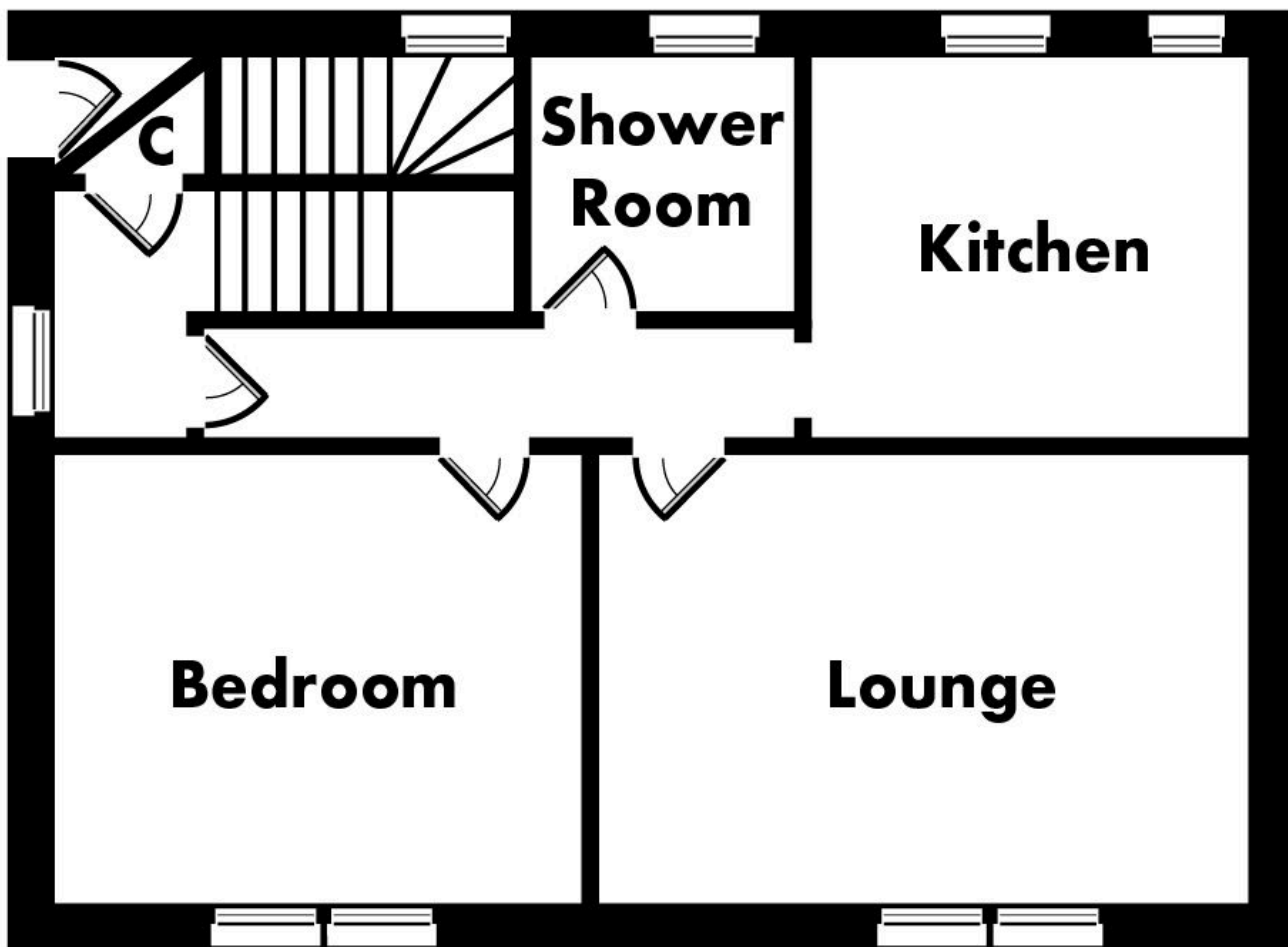
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Features

One bedroom upper cottage flat
Very well presented
Stylish kitchen and shower room
Gas central heating
Double glazing
Driveway
Enclosed Garden
Short walk to shops and transport links



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From Baillieston Main Street turn onto Buchanan Street and continue ahead. Follow the curve of the the road to the right onto Martin Crescent. This property is a short distance along on the right hand side.

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.

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For further information:

Or to view this property please call:

0141 331 0741



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ESPC Ref: E494044

