



Mid Terraced House

6 Mary Square, Bargeddie, Baillieston, G69 7PX

Offers Over £115,000



properties
Solicitors and Estate Agents





Description

Brought to the market in immaculate condition this lovely two bedroom mid terraced villa offers an exciting opportunity for a variety of buyers. Recent improvements have included the laying of high quality carpeting and Herringbone vinyl flooring, freshening of the decor and a new canopy at the front door. Furthermore the rear garden has a newly re-turfed lawn, freshly painted fence and external lighting.

There is a most attractive outlook to the front across the leafy square with pedestrian only access, whilst to the rear a gate from the garden leads to a vehicular lane and to the shared parking area. For this reason the rear door tends to be the main entrance to these terraced villas.

Inside the reception hall has the newly laid Herringbone Vinyl flooring which continues into the kitchen and compliments the neutral decor. A stairway leads to the upper floor and there is a handy under-stair storage cupboard which houses the electric meter. The lounge/dining room is a superb reception room with aspects to both front and rear. The new luxurious carpeting in this room is also found on the stairway, upper landing and both bedrooms. The kitchen is very well appointed and has convenient access doors from both the reception hall and the dining end of the lounge/dining room. It has a range of modern units and worktops with attractive tiling to splashback. Appliances in this kitchen include an integrated electric hob, oven and extractor chimney and a new washing machine sits neatly beneath the sink /worktop. A window to the rear overlooks the garden with door adjacent providing direct access.

Upstairs the landing leads to the two bedrooms, shower room and a shelved linen cupboard. A ceiling hatch accesses the attic space. Both bedrooms are of excellent proportion with views to the front and rear respectively and both have useful built in storage cupboards. The shower room is another highlight of this home, the stylish tiling to wall and floor making a real impact. There is a broad corner shower cubicle with mains shower attachment and a modern white wc and wash hand basin. A window to the rear lends natural light to this room.

The windows of this property are double glazed and there is a gas fired central heating system, the combination boiler found within one of the rear bedroom cupboards.

Externally this home has an attractive appearance with small lawn garden to front and a great sized enclosed garden to rear which offers a fantastic outdoor space to be enjoyed. A concrete panelled store is found in the rear garden and as previously noted a gate leads to the the vehicular lane and to the shared parking area.

Mary Square forms part of a delightful residential pocket within the popular commuter town of Bargeddie. There are convenient local shops and wider shopping is available at nearby Baillieston and Coatbridge. Local schools include Bargeddie Primary and St. Kevin's Primary with higher education available at Coatbridge High School and St. Ambrose High School. Bargeddie Train Station is a short distance from this property and those travelling by car have convenient access to the M8 and M73/M74 motorway networks. Nearby recreational facilities include The Showcase Leisure Park and Drumpelzier Country Park.

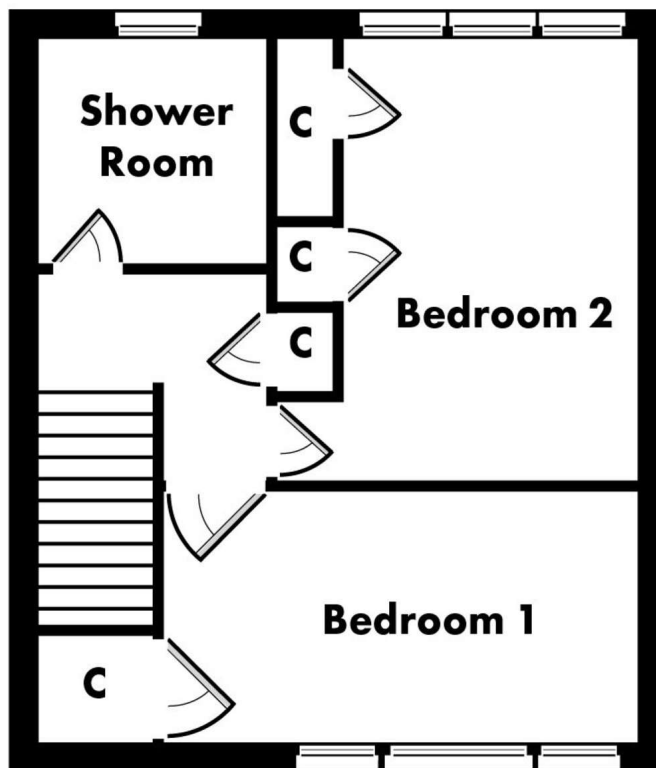
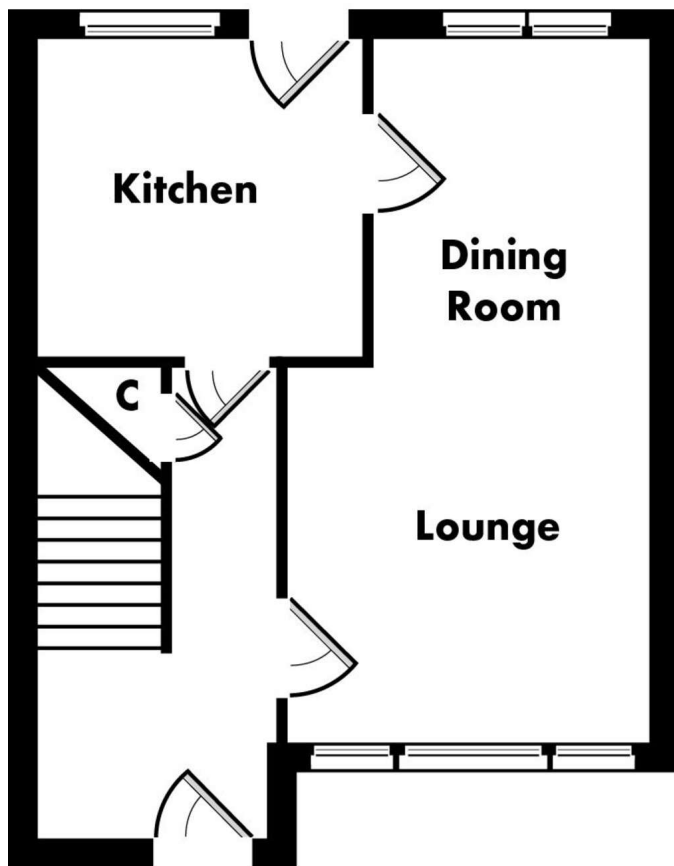
Room Dimensions

Reception hall	4.75 m x 1.93 m / 15'7" x 6'4"
Living/dining room	6.88 m x 3.25 m / 22'7" x 10'8"
Kitchen	3.28 m x 2.67 m / 10'9" x 8'9"
Bedroom 1	4.29 m x 2.67 m / 14'1" x 8'9"
Bedroom 2	4.11 m x 2.51 m / 13'6" x 8'3"
Shower Room	1.73 m x 1.91 m / 5'8" x 6'3"

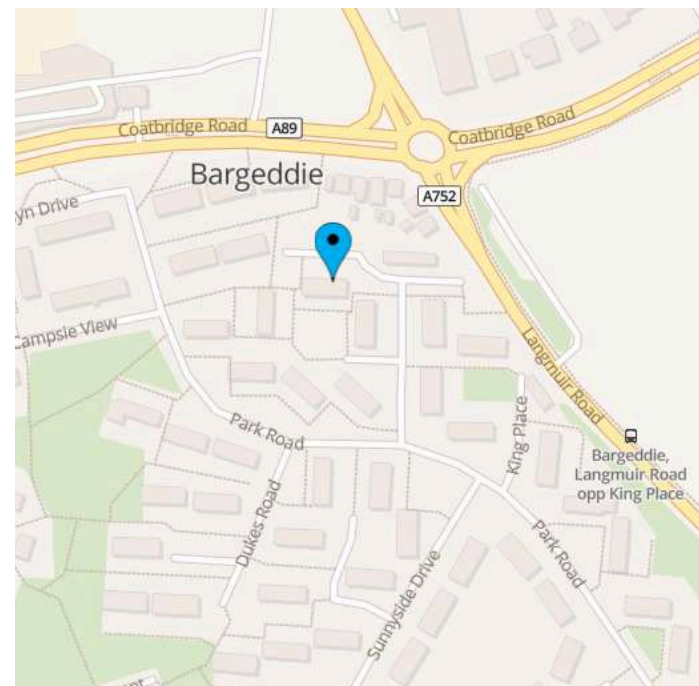
EPC: C

Features

Beautifully presented two bedroom mid terraced villa
 Fresh decor & new carpets
 Quiet residential pocket
 Fantastic gardens
 Shared off street parking to rear
 Short distance to schools, train station and motorway



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling along Langmuir Road turn onto Dykehead Road and then first right into Park Road. Continue along and turn right into Princess Drive (Signposted for Mary Square). Follow the road as it curves to the left passing a row of garages on your right. Turn left and the property is on your left hand side with gate to the rear of the property being the best access point. A parking area is found just beyond.

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:

Or to view this property please call:

0141 331 0741



PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E501587

