



TWO BEDROOM UPPER
COTTAGE FLAT

GAS CENTRAL HEATING AND
RECENTLY INSTALLED NEW
DOUBLE GLAZING WINDOWS

PRIVATE AND COMMUNAL
GARDENS TO THE REAR

Baldric Road, Knightswood, Glasgow, G13 3QJ

EVE Property are delighted to present to the open sales market an immaculate fully upgraded two bedroom upper cottage flat in the highly sought after Baldric Road, Knightswood. Set in a quiet residential district with minimal passing traffic and close to many local amenities and transport links, this particular property will be of interest to buyers looking to settle in the neighbourhood and, as such, early inspection is advised!

Offers Over £129,000



Property Description

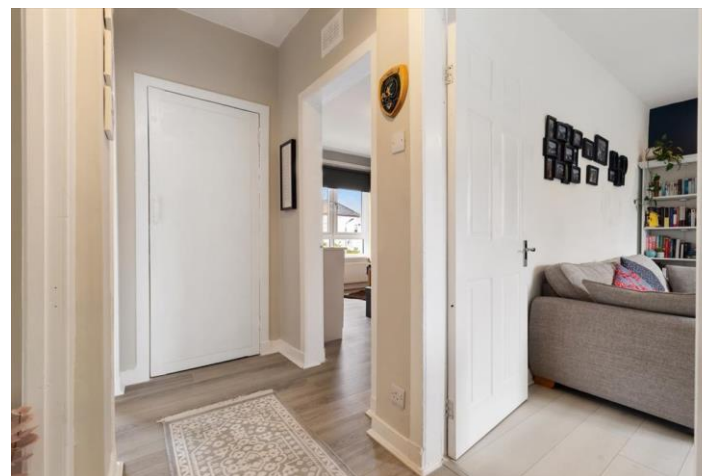
Nestled in a quiet residential area just off Great Western Road in close proximity to a wealth of road and rail options, amenities, dining, leisure and shopping, No 11 is a stylish apartment presented in walk in condition and as positioned at the start of Baldric Road, offers plentiful on street parking.

Access to the property is via a communal path, shared with one neighbouring property. A large private side and rear gardens in addition to a small shared drying green are laid mainly to lawn and bound with mature tree line hedging - affording prospective owners privacy and seclusion along with low maintenance gardens. Upon entry, a staircase gives access to the flat which is light and bright throughout, with large picture windows providing natural light in abundance combined with fresh light decor adding to the sense of space on offer.

The entrance staircase is carpeted in heavy pile light cream with the walls freshly painted in neutral tones - a decor feature throughout the property giving a modern, clean, linear finish. Light coloured laminate flooring continues from the hall landing to the bedrooms continuing the seamless finish the current owner has achieved.

Both bedrooms are double in size with additional fixed storage solutions and give ample space to fully accommodate modern life - each has open views to the front and enjoy lavish daylight from the large picture windows.

The living room is positioned to the rear of the cottage and it's substantial expanse allows for the incoming owner to create a dining area within, with tranquil views to the shared rear gardens. Just off the living room is





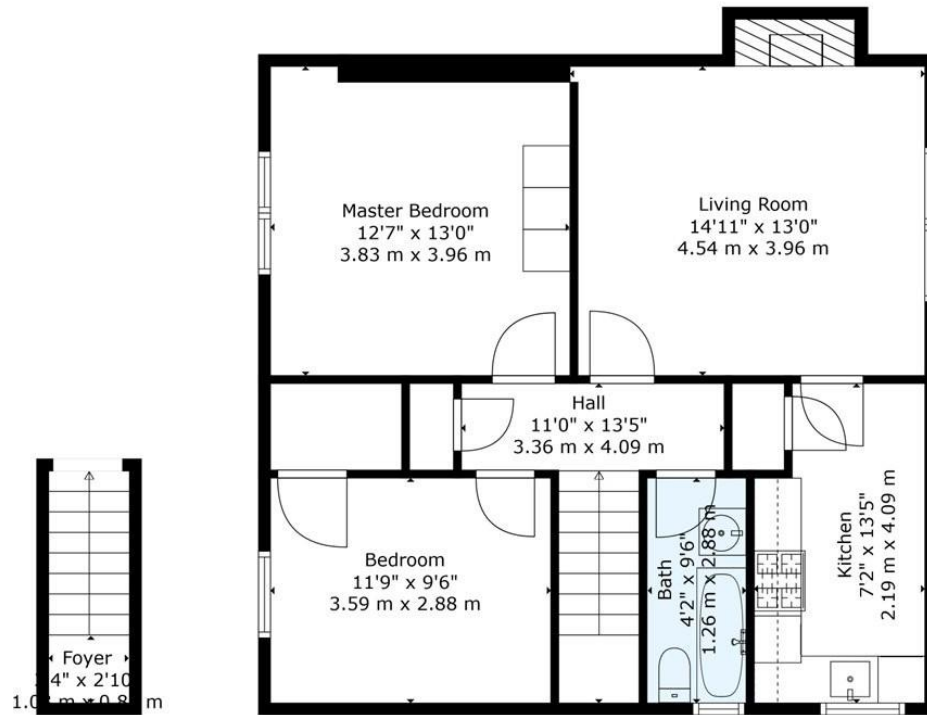
the galley style kitchen which has been carefully planned to maximise storage without compromising style. A range of floor and wall cabinetry in shaker style with butcher block worktops gives the room a clean uncluttered look. The kitchen is equipped with an electric oven, gas hob and space and servicing for a washing machine and fridge freezer. Further enhancements are under counter lighting, splash back, feature ceramic drop in sink and vinyl flooring.

A family sized bathroom completes the accommodation which continues the modern theme - a three piece suite with power shower over bath. Grey wet wall panelling and vinyl flooring ensure ease of maintenance without compromising the contemporary look and feel - a perfect spot to bathe away a busy day!

Further enhancements are newly fitted double glazing and gas central heating.

A fabulous property which has been meticulously upgraded throughout and one which will appeal to a wide scope of buyers - book your viewing now with our friendly sales team!

Baldric Road is centrally located off Great Western Road, Glasgow. It is within a short distance to local shops and supermarkets with Great Western Retail Park a short drive away. Road links to Clydeside Expressway, Clyde Tunnel, Glasgow Airport and M8 motorway network are within a short distance. Local bus routes from this area run to Glasgow City Centre.

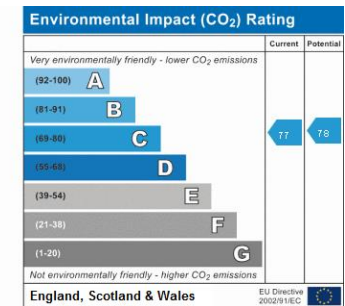
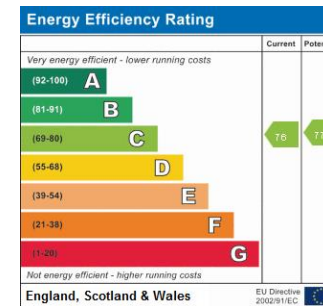


Floor 1

Floor 2



TOTAL: 765 sq. ft, 71 m²
 Below Ground: 33 sq. ft, 3 m², FLOOR 2: 732 sq. ft, 68 m²
 EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m²
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



1 Herschell Street, Anniesland,
 Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
 0141 255 0020
 hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements