



## 146 Baldwin Avenue, Glasgow, G13 2JU

Offers over £114,995



Elevate Property Services are delighted to bring this spacious THREE bedroom lower cottage flat within the popular Knightswood area to market. With some redecoration, this property will make a fantastic family home and is therefore not expected to be available for long!



## Property Information

Welcome to 146 Baldwin Avenue, this splendid THREE bedroom lower cottage flat is sure to appeal to a variety of purchasers. This property offers fantastic potential for the purchaser to modernise to their own specification.

Externally, the property benefits from a Monoblock driveway to the front and an excellent garden space with raised decking platform to the rear.

On entrance, the reception hallway provides access to all rooms and benefits from an excellent storage cupboard. The lounge is impressive in size and boasts large windows filling this space with an abundance of natural light. The fitted kitchen hosts both wall and base mounted units. Integrated appliances include an electric hob, oven and extractor fan with ample space also available for free-standing appliances. Access to the rear garden is via the kitchen and leads straight to a raised decking platform, perfect for al-fresco dining and enjoying some nice weather. The property is further complemented by three generously proportioned bedrooms with the primary bedroom boasting a fantastic bay window. A modern wet room completes this property and comprises of a mixer shower, wash hand basin and W.C.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, within a short distance of amenities, bars and restaurants at the popular Anniesland Cross. Excellent transport links are available from here to local shopping centres, or further afield to Glasgow City, Loch Lomond area etc.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

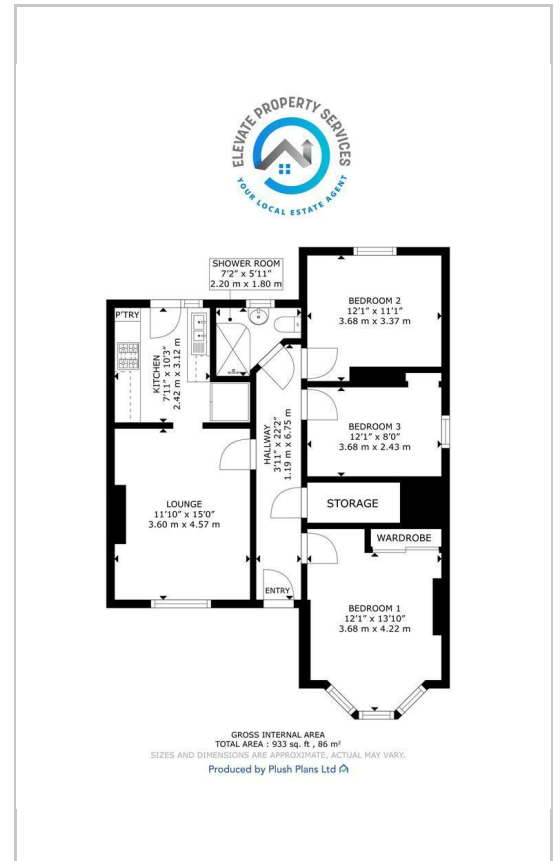
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

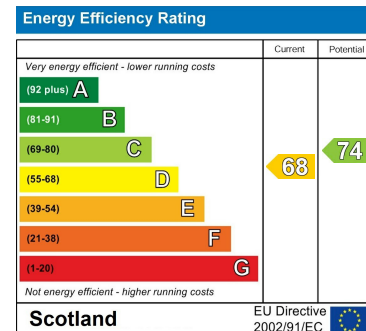
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ

Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>