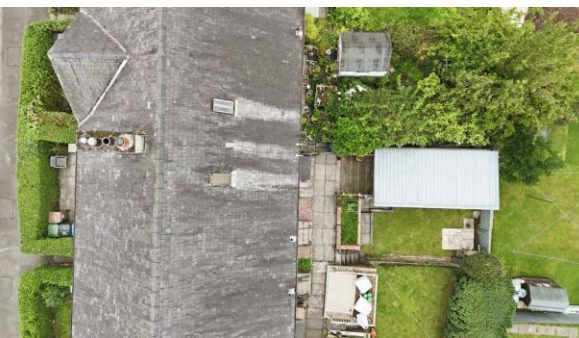




- Immaculately presented 3 bedroom mid-terraced villa in a highly sought-after Knightswood location.
- Bright and spacious front-facing lounge with large picture window.
- Modern breakfasting kitchen with contemporary wall and floor-mounted units, breakfast bar, generous

40 Baldwin Avenue, Glasgow, G13 2QR

EVE Property are delighted to present to the market this immaculately presented 3 bedroom mid-terraced villa, situated within a highly sought-after residential pocket of Knightswood.



Property Description

EVE Property are delighted to present to the market this immaculately presented 3 bedroom mid-terraced villa, situated within a highly sought-after residential pocket of Knightswood.

The property is approached via a private, enclosed front garden, bordered by mature hedging with a pathway leading to the UPVC front entrance door. Internally, a welcoming reception hallway provides access to the accommodation and the staircase to the upper level.

The bright and spacious lounge enjoys a large front-facing window, flooding the room with natural light, and offers access to both the kitchen and the versatile ground floor bedroom. The modern breakfasting kitchen is fitted with a range of contemporary wall and floor-mounted units, complemented by a breakfast bar with seating. A large understair storage cupboard provides excellent additional storage, while a rear door gives direct access to the garden

The flexible ground floor double bedroom can easily be utilised as a formal dining room, family room or home office, depending on individual requirements.

On the upper level, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and storage. Completing the accommodation is a stylish, fully tiled family bathroom comprising a WC, wash hand basin, bath and overhead shower.





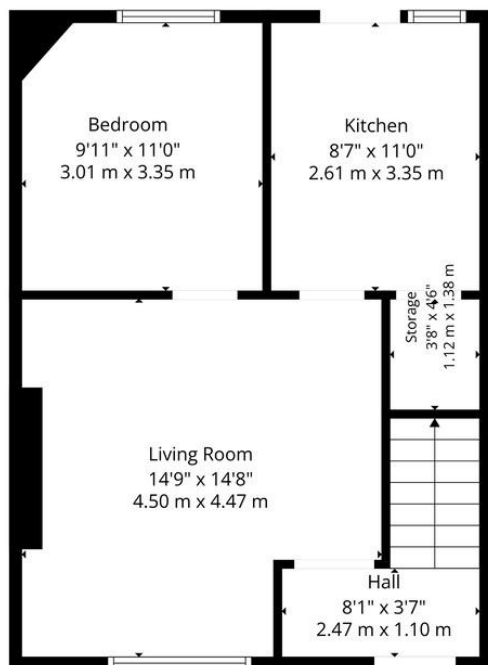
Externally, the property boasts private rear gardens arranged over several levels, featuring a slabbed patio area ideal for outdoor entertaining, established planting and shrubs, a lawn section, and a substantial insulated outbuilding complete with power and lighting. Currently utilised as a workshop, this versatile space offers excellent potential as a home office, gym, hobby room, garden room or simply additional storage, making it a valuable extension of the home's living space.

Further benefits include double glazing, gas central heating, modern neutral décor throughout, and quality carpets and floor coverings, making this a true walk-in condition home.

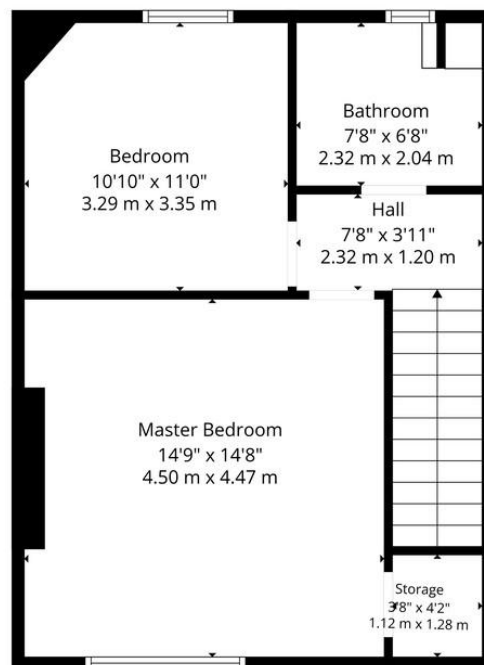


Ideally located within easy reach of highly regarded primary and secondary schooling, this fantastic home is sure to appeal to a wide range of buyers, including first-time purchasers, young professionals and growing families. A variety of local amenities, cafés, bars and restaurants can be found nearby at Anniesland Cross, while excellent public transport and road links provide convenient access to Glasgow City Centre, the West End, major shopping centres, and the picturesque Loch Lomond and Trossachs National Park.





1st Floor



2nd Floor



TOTAL: 944 sq. ft, 88 m2
 1st floor: 471 sq. ft, 44 m2, 2nd floor: 473 sq. ft, 44 m2
 EXCLUDED AREAS: STORAGE: 32 sq. ft, 3 m2, WALLS: 64 sq. ft, 7 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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