



**24 Ellismuir Place, Baillieston, G69 7HR**  
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## Situation

Baillieston, a popular residential area, is located approximately 7 miles to the east of Glasgow City Centre and is conveniently situated for commuter access to nearby M74/M8/ M73 motorway network and throughout the Central Belt.

Nearby there is the Glasgow Fort Retail Park and the area is well served by buses and trains to Glasgow City Centre. Popular Primary and Secondary Schools can be found locally.

The neighbouring suburbs of Uddingston, Bothwell and Garrowhill provide a wider range of shops, supermarkets, banking and healthcare facilities, restaurants and bars.







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## Property Description

A well presented one bedroom lower cottage flat, located within this highly popular location within Baillieston and ideally placed for a host of local shops, transport links and amenities.

The accommodation comprises.

**Ground Floor:** Entrance porch. Reception hall with storage off. Bright and spacious sitting room with feature fireplace. Modern kitchen with range of wall and base mounted units. Three piece bathroom. Double bedroom completes the accommodation.

Private rear gardens, which are laid mainly to lawn.

Driveway located to front of the property, providing off street parking.

The property is further complemented by gas central heating and double glazing.

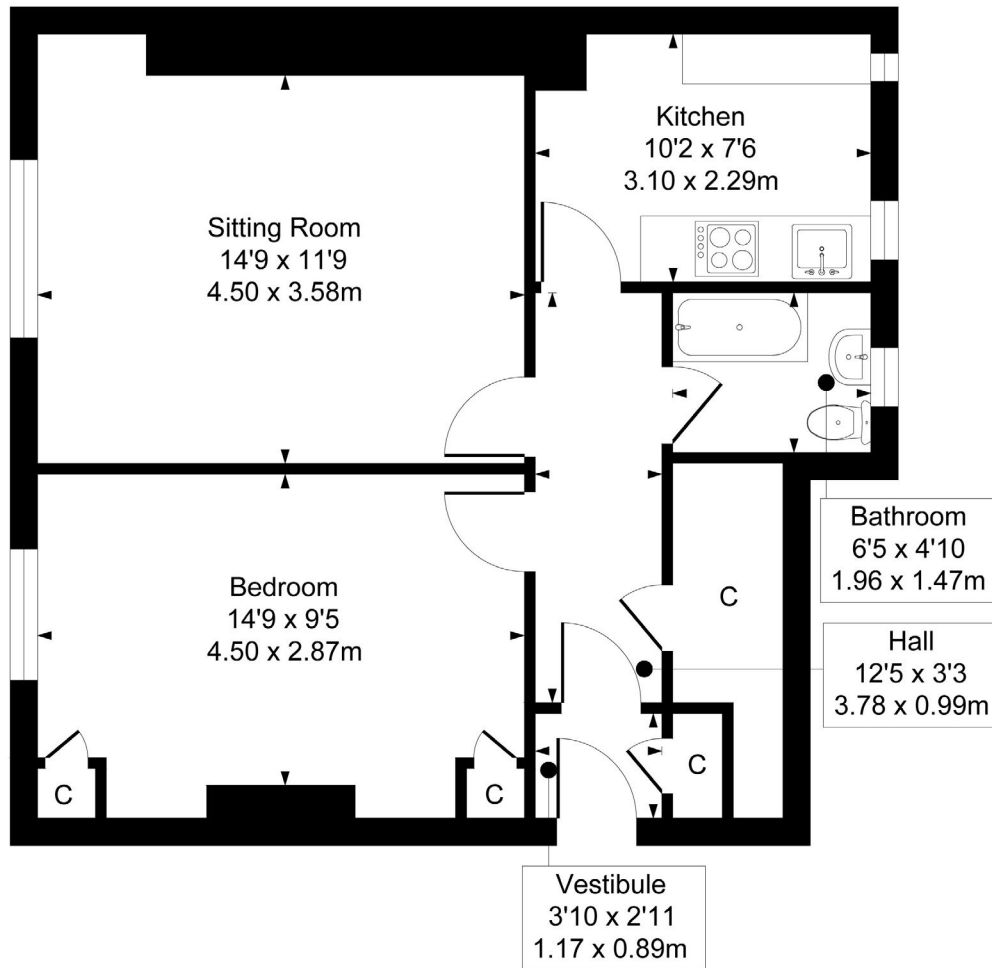


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**24 Ellismuir Place, Baillieston**  
Approximate Gross Internal Area  
548 sq ft - 50.91 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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**Viewing**

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

**Outgoings**

Glasgow City Council  
Band B

**Fixtures & Fittings**

Only items specifically mentioned in the sale particulars are included in the sale price.

**Energy Efficiency Rating**

Band D

**Services**

The property will be supplied by mains water, gas and electricity. Gas central heating.

**Local Authority**

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

**Property Reference**

CLA 692