



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Baldovie Road
Glasgow
G52 3EX

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Offers Over £105,000

This well presented Upper Cottage Flat is in a nice quiet street and has some really nice outlooks to the front from the bedrooms and also a private open aspect to the rear.

The property has a well maintained render exterior beneath a hipped, tiled roof and benefits from double glazed windows and a nice modern pvc front door.

There are gardens to the side and rear with the rear garden being mainly lawned and with nice private setting with open outlooks.

Internally the property has been well maintained and provides excellent accommodation for the successfully purchaser. The main apartments throughout are all a good size and with an overall floor area of just under 800 sq ft these are perfect properties for either first time buyers, families or buy to let investors.

This particular property is currently tenanted and has been occupied and very well looked after by the same tenant for over 17 years now . This tenant is more than happy to stay if this was being purchased as a buy to let and we can provide any further details required should anyone be interested.



Home Report Valuation
£110,000



The accommodation comprises main front door to a entrance vestibule with stairs to the upper level where the main hallway is situated.

Large lounge with window to the rear which has a great outlook over the gardens and beyond and with no neighbouring properties looking in has a really private setting. Adjacent to this room is the dining room/3rd bedroom which also has a window to the rear.



The kitchen, as with all these types of property, is small and has a range of storage units with integrated gas hob and a stainless steel sink. Window to rear and plenty scope to add additional wall units as there is a large redundant storage area in the corner where the old hot water cylinder was.

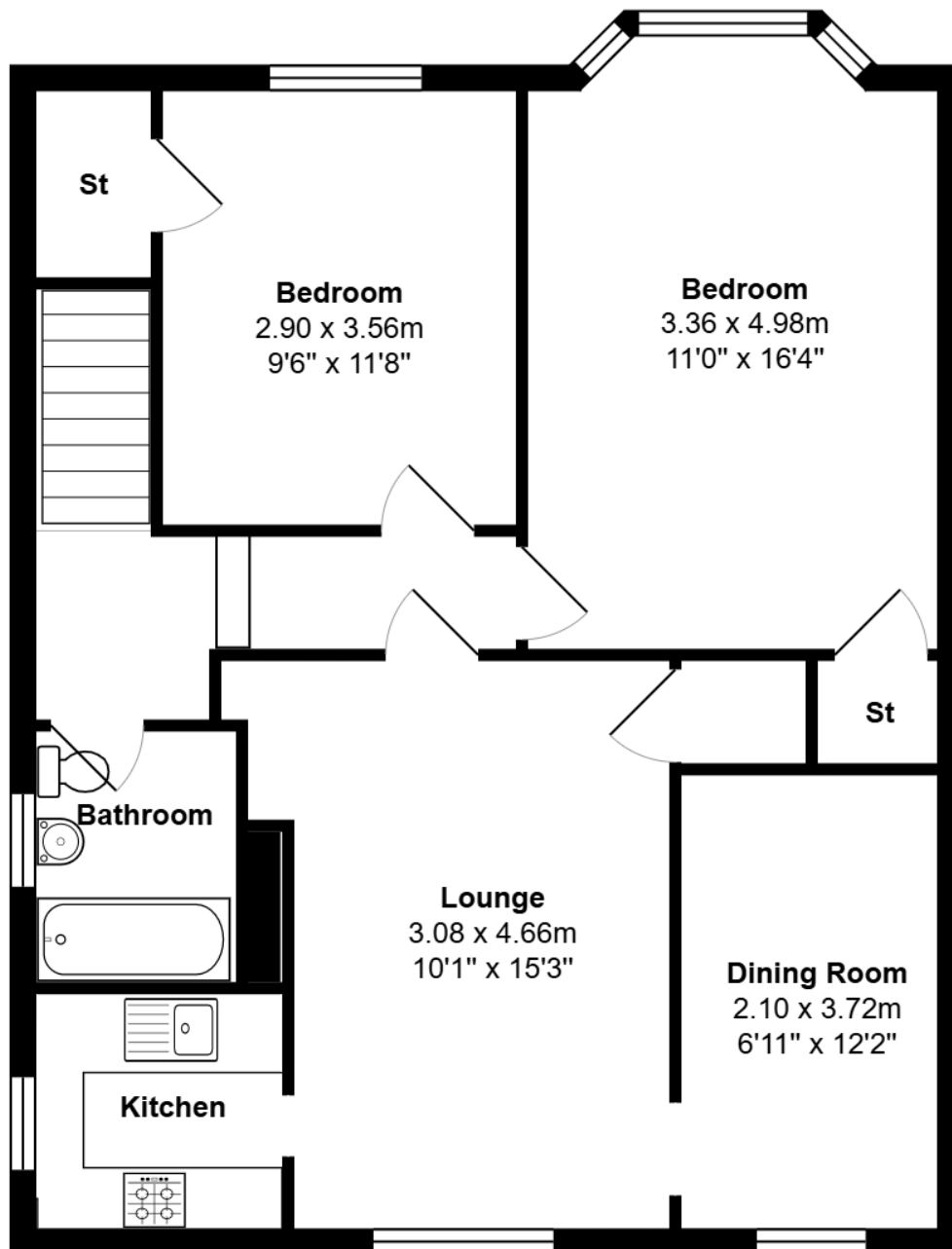
There are two double bedrooms, both with windows to the front and a separate bathroom with three piece suite comprising panelled bath with wall mounted electric shower and screen, wash hand basin and a w.c.



The property is heated with gas fired central heating and has access to a loft storage area.

Vendor Comments

This has been a great flat as is in a really nice setting and particularly like the private outlook at the back and the elevated views from the bedrooms



Total Area: 69.9 m² ... 753 ft²

All measurements are approximate and for display purposes only

Location

The property situated right beside the Mosspark Train Station and has quick access onto Paisley Road West making travel into Glasgow City Centre direct and convenient for the tenants. For students and working professionals wanting to rent, this would be the perfect setup. The property is in close proximity to Paisley Road West also means easy access to countless amenities. These include supermarkets, convenience stores, local businesses, bars, restaurants and leisure facilities.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

