



## MAIN STREET, BAILLIESTON, GLASGOW

**\*\*\*SELLING WITH TENANT IN SITU\*\*\*** A 1 Bedroom Centrally Located First Floor Flat With Gas Central Heating, Excellent Size Dining Lounge, Bathroom With Shower, Excellent Storage, Close To Glasgow And Edinburgh Train Links, Viewing Advised.

**Offers Over £49,995** Freehold | A 1 Bedroom Centrally Located First Floor Flat





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#### **ENTRANCE HALLWAY**

Entrance hallway entered via timber door, carpeting, light décor, upgraded fuseboard, access from here is given to all main apartments.

#### **LOUNGE WITH DINING RECESS – 4.16 extending to 5.13 metres x 3.62 metres**

With carpeting, light décor, front facing window, space for dining table and chairs as well as lounge suite.

#### **INTERNAL KITCHEN**

With a range of floor and wall mounted wood units, stainless steel sink, side drainer, space for freestanding appliances.

#### **MASTER BEDROOM – 4.21 x 3.36 metres**

With carpeting, light décor, storage cupboard, front facing glazed window, able to accommodate double bed.

#### **BATHROOM**

Bathroom has a 3 piece suite comprising low flush WC, pedestal wash hand basin, deep panel bath with electric shower installed over, glazed window.

#### **HEATING**

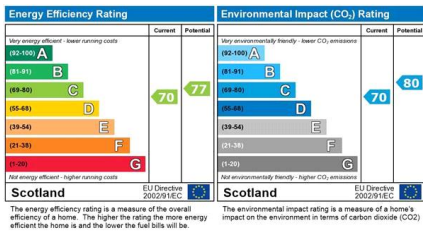
The property benefits from gas central heating which also heats domestic hot water supply.

#### **Tenure: Freehold**

- Close To Motorway
- Close to local amenities
- Gas heating and hot water







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>).

Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.