



MAXWELL DRIVE, BAILLIESTON, GLASGOW

*****CLOSING DATE SET - 12/2/24 AT 12 NOON***** A 2 Bedroom Semi-Detached Villa With South Facing Gardens Overlooking Garrowhill Park, Short Walk To Amenities And Transport Links, Excellent For First-Time Buy Or Downsize, Viewing Advised.





*****CLOSING DATE SET - 12/2/24 AT 12 NOON*****

ENTRANCE HALLWAY

Entrance hallway entered via PVC opaque double glazed door, modern laminate flooring, light fresh décor, carpeted staircase to upper landing.

LOUNGE – 4.23 x 4.44 metres into bay window

With walk-in PVC double glazed bay window to front with lovely leafy open outlooks onto Garrowhill Park and private front gardens, modern laminate flooring, light décor, feature fire surround and hearth.

BREAKFASTING KITCHEN – 2.84 x 5.03 metres

With modern laminate flooring, light décor, a range of floor and wall mounted units within the kitchen area, space for freestanding appliances, one and a half bowl stainless steel sink, side drainer, modern mixer tap, rear facing PVC double glazed window, wall mounted modern combi boiler. Currently, set up within the dining area is a breakfast bar which could accommodate large dining table and chairs if required. Rear facing PVC double glazed doors giving access to private enclosed rear gardens. Understairs storage cupboard/utility.

UPPER LANDING

Carpeted staircase to first floor, which has modern décor, light carpeting, side facing double glazed window, hatch giving access to attic.

MASTER BEDROOM – 4.94 x 3.87 metres

With modern laminate flooring, light fresh décor, walk-in PVC double glazed bay window to front with open outlooks over Garrowhill Park, large walk-in store/cupboard.

BEDROOM 2 – 3.17 x 2.69 metres

With modern laminate flooring, light décor, rear facing double glazed window, could easily accommodate double bed and other freestanding furniture.

BATHROOM

The family bathroom has a modern suite comprising low flush WC, pedestal wash hand basin, chrome heated towel rail, deep panel bath with mixer shower installed over, ceramic tiling to splashbacks.

NOTES

The property benefits from some original features including internal doors, detached garage at rear with up-and-over garage door and side glazed window, multicar driveway.

Tenure: Freehold

- Attic space
- Driveway
- excellent sized garden
- family bathroom
- Close to local amenities
- Close to school



Viewing by appointment only
AB Property Consultants & Estate Agents LTD
211 Glasgow Road, Baillieston, Glasgow G69 6EZ

Tel: 0141 773 4000 Email: sales@abpropertyconsultants.co.uk Website: abpropertyconsultants.co.uk/

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.