



22 Springhill Farm Road, Baillieston, Glasgow G69 6GW

- Phenomenal Family Home
- 4 Bedroom Semi-Detached
- Spacious Lounge
- Dining Kitchen with French Doors to Rear

This is a wonderful 4 bedroom family property within a very popular residential location. The property provides good sized family accommodation over 2 levels and benefits from a bathroom and shower room. We expect a high level of demand for this property and early viewing is encouraged. EER - C

OFFERS OVER

£199,000



PROPERTY DESCRIPTION

CODA Estates are delighted to offer to the market this well positioned modern semi detached villa set within a private estate within easy access of the M8/M74 motorway networks.

The property would make an ideal family home and offers family accommodation comprising entrance vestibule which offers access to the downstairs cloakroom and leads into the formal lounge. The lounge has a picture window formation overlooking the garden to front and staircase leading to the upper apartments. There is a modern dining kitchen with ample base and wall mounted units with contrasting worktops and french doors leading to the rear garden.

On the upper level there are four well proportioned bedrooms, bedrooms one two and three are good sized doubles and the property boasts a bathroom and separate shower room. The attic can be accessed from the landing.

The property further benefits from gas central heating, double glazing, multiple car driveway, garage and private gardens to front and rear.



Room Dimensions

Entrance Hall

Lounge - 4.80m x 4.45m

Dining Kitchen - 4.45m x 2.50m

w/c - 1.75m x 0.85m

Master Bedroom - 4.25m x 2.60m

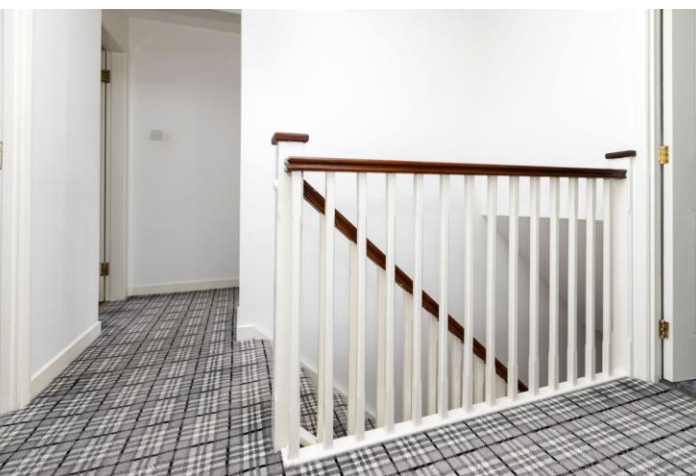
Bed 2 - 4.05m x 2.55m

Bed 3 - 3.30m x 2.50m

Bed 4 - 3.10m x 1.80m

Bathroom - 1.85m x 1.65m

Shower Room - 2.55m x 2.15m



Location

Baillieston is in the East End of Glasgow and is well served by public transport facilities including a local railway station. For commuters wishing to use private transport there are road links to M8, M73 & M74. There is easy access to many shopping facilities on Main Street Baillieston, The Glasgow Fort and a Morrisons Superstore. Schooling is well catered for with 2 primary schools and secondary schooling within the area.

Home Report Available on Request

Viewings By Appointment

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CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements