



55 Rhindmuir Ave, Baillieston, Glasgow G69 6BG

- *** Tremendous Potential !!! ***
- Traditional 2 Bedroom Semi-Detached
- Spacious Lounge
- Conservatory

This property has the potential to provide an ideal family home. Modernisation is required throughout however the end result could be spectacular. A good solid house, with a conservatory and a great garden plot, this property is also located within a highly desirable residential location. Early Viewing Is Essential !!! EER - E

OFFERS OVER

£132,500



PROPERTY DESCRIPTION

This generously proportioned, semi-detached villa with conservatory is situated within a highly popular residential pocket and offers ideal accommodation. The property does require a degree of up-grading/modernisation throughout however the location is perfect for a wide range of amenities especially Swinton Primary School and includes easy access to Glasgow and beyond via both motorway and railway networks.

This excellent family home comprises entrance hallway, spacious lounge, large kitchen with access to rear garden via the conservatory. The ground floor also has a useful w/c.

On the upper floor you will find two double bedrooms and the house bathroom. The floored attic space can also be accessed from the landing area. Subject to planning constraints it may be viable to develop this space.

The property benefits from gas central heating, double glazing, driveway, garage and a great garden plot to both front and rear of property. Early viewing is strongly advised.

Room Dimensions

Hall - 2.15m x 1.45m

Lounge - 4.65m x 3.85m

Conservatory - 3.10m x 2.20m

w/c - 1.70m x 0.90m

Bed 1 - 3.85m x 3.85m

Bed 2 - 3.25m x 2.85m

Bathroom - 2.00m x 1.85m

Floored Attic Space

Location

Baillieston is in the East End of Glasgow and is well served by public transport facilities including a local



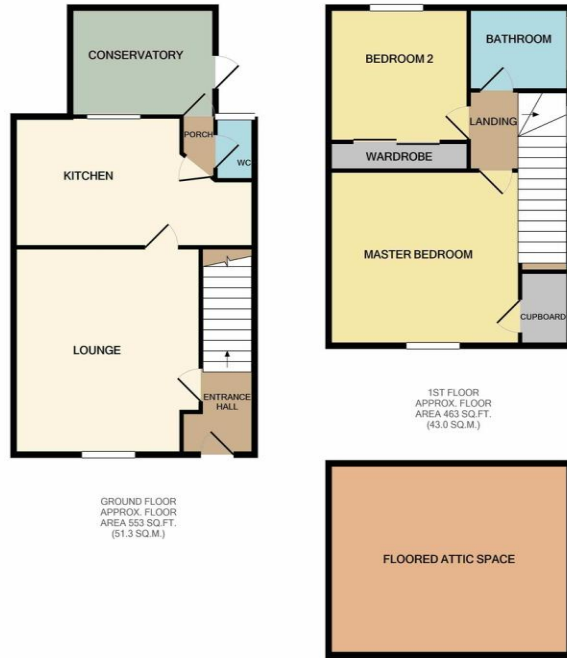


railway station. For commuters wishing to use private transport there are road links to M8, M73 & M74. There is easy access to many shopping facilities on Main Street Baillieston and a Morrisons Superstore. Schooling is well catered for with 2 primary schools and secondary schooling within the area.

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



GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

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 mis-statement. This plan is for illustrative 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 operability or efficiency can be given.

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