

Terraced House

17 Ash Road, Baillieston, Glasgow, G69 7EF

Offers Over £90,000



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Description

This two bedroom mid terraced villa enjoys a very popular setting in Baillieston and offers wonderful potential.

Sitting on a slightly elevated position this property boasts a large L-shaped rear garden which also offers huge potential. Inside the property is neatly presented but would be enhanced by a scheme of modernisation of the fixtures, fittings and decor.

The entrance hall leads to the stairway to the upper floor and a door to the left accesses the lounge. This is a lovely reception room with a broad window formation to the front of the property and focal point of a feature fire place. A sliding door off this lounge leads to the fitted kitchen which runs the full width of the property. A window formation to the rear overlooks the garden and doorway provides direct access. In addition to the fitted kitchen units there is further useful storage space via a deep under-stair cupboard.

Upstairs the landing links to the bedrooms and the shower room. Both bedrooms are nicely proportioned, the larger bedroom one to the front of the property enjoying views across Ash Road and beyond. A cupboard off this bedroom houses the gas central heating boiler and there is a steep staircase heading up to the attic space. Bedroom two benefits from fitted wardrobes and has pleasant aspects over the rear gardens. The shower room is also to the rear elevation and has a w.c, wash hand basin and corner shower cubicle with Triton electric shower.

The windows of this property are double glazed and there is a gas fired central heating system.

Externally, the front garden is enclosed by metal railings and a shared gated pend provides convenient access to the rear of the property. As mentioned the rear garden is of generous size and is mainly laid in lawn with a paved section immediately to the rear of the property.

Ash Road forms part of a popular residential pocket within the much admired Baillieston district lying to the east of Glasgow city centre. The area is very well served by local amenities including a range of high street shops on the nearby Main Street of Baillieston as well as local Supermarkets. There is schooling at both Primary and Secondary level and a range of recreational facilities in the immediate and surrounding areas including Tollcross International Swimming Centre, Tollcross Park and Sandyhills Golf Club. Commuters have convenient access to local bus routes and Baillieston Train Station is around 10-15mins walk away. There are also excellent road links to Glasgow City Centre, the M74/M73 and M8 motorway networks.

Room Dimensions

Entrance Hall	1.40 m x 1.52 m / 4'7" x 5'0"
Lounge	4.37 m x 4.04 m / 14'4" x 13'3"
Kitchen	5.18 m x 2.03 m / 17'0" x 6'8"
Bedroom 1	4.45 m x 2.90 m / 14'7" x 9'6"
Bedroom 2	3.33 m x 3.00 m / 10'11" x 9'10"
Shower Room	1.60 m x 2.06 m / 5'3" x 6'9"

EPC: D

Features:

Sought after two bedroom terraced home

Lots of potential

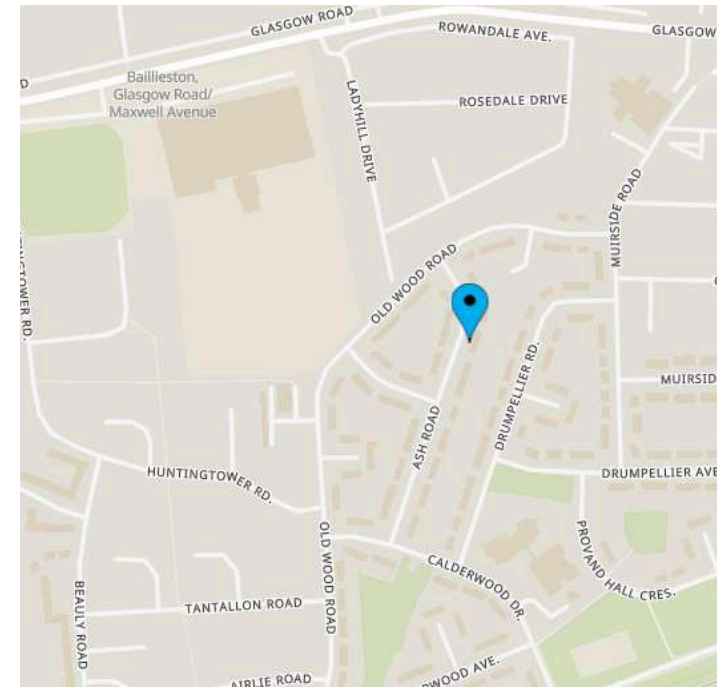
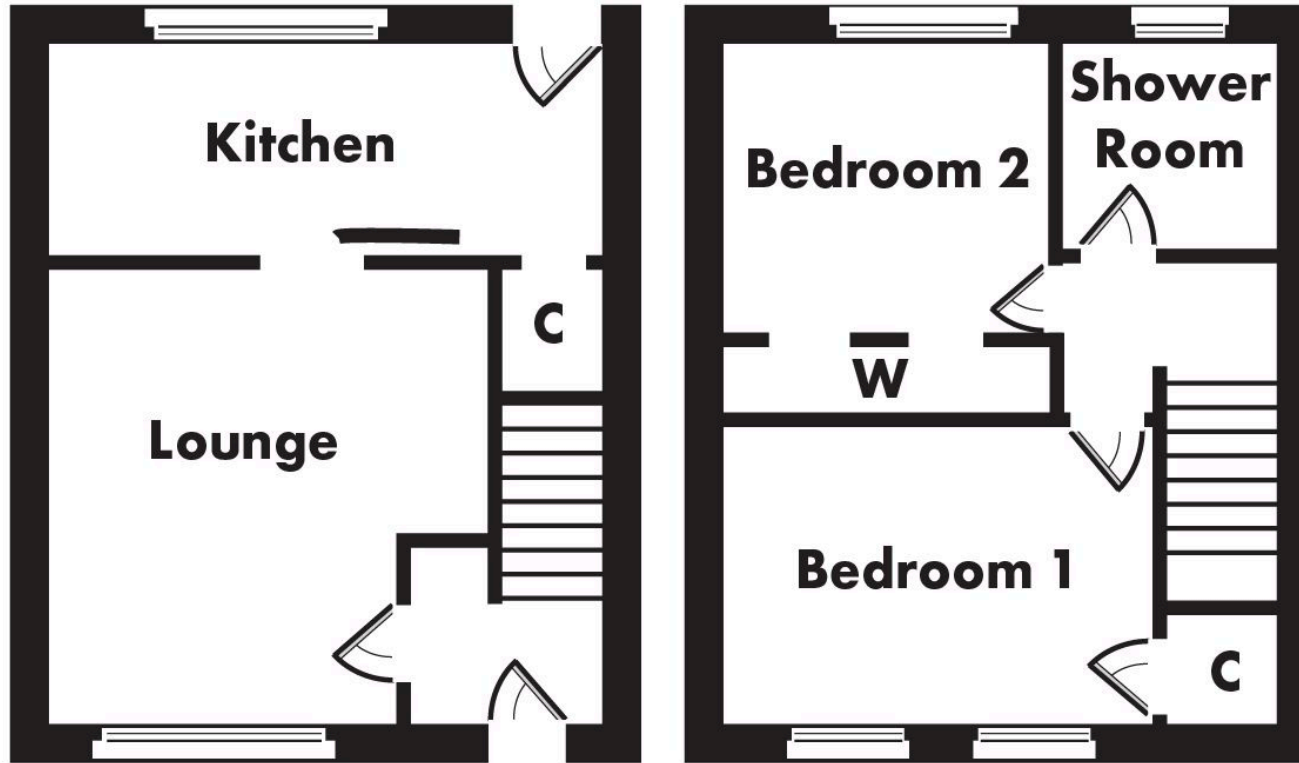
Large back garden

Much admired location

Close to local schools, shops and recreational facilities



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From Main Street in Baillieston turn onto South Scott Street and continue turning 2nd right onto Nelson Street. At the next junction turn left onto Muirside Road and then immediately right onto Old Wood Road. Continue taking the next left into Ash Road and this property is along on your left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

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