



## CALDERWOOD AVENUE, BAILLIESTON, GLASGOW

**OFFERS OVER £135,000**

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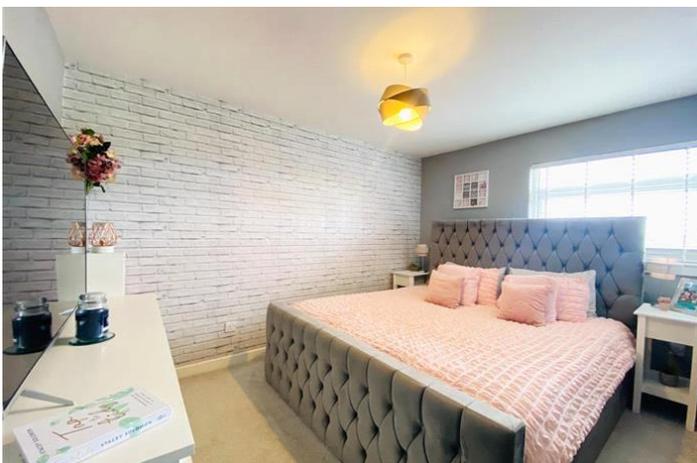
This property would ideally suit first time buyers looking to get onto the property ladder. Early viewing is highly recommended to avoid disappointment as this property is located within a sought after area.

The property is in true turn key condition and can only be fully appreciated on viewing.

The property comprises: reception hall, good sized lounge with open plan dining area, newly modern fitted kitchen, modern bathroom and three bedrooms.

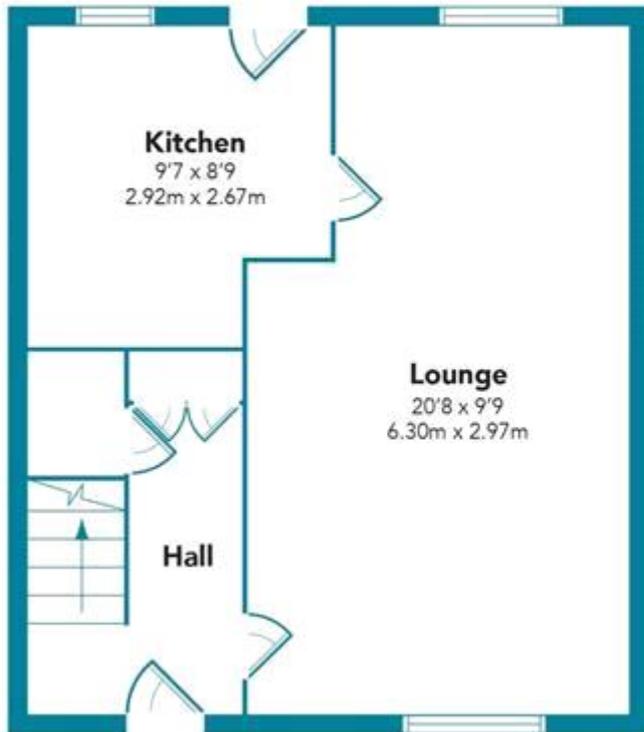
The property is further enhanced with double glazing, gas central heating, on street parking, front and rear gardens.

Calderwood Ave is a popular residential address located in the East End of Glasgow, conveniently located for local road and rail services to surrounding Glasgow City Centre. For commuters wishing to use private transport there are road links enabling access to the M8, M73, M74 and main arterial route enabling them easy access to main Centre of business and Commerce. The surrounding suburbs of Baillieston, Uddingston and Coatbridge provide a wealth of shopping facilities including the Fort Shopping Complex, which boasts a number of high street retailers. there is also both primary and secondary schooling within the area.

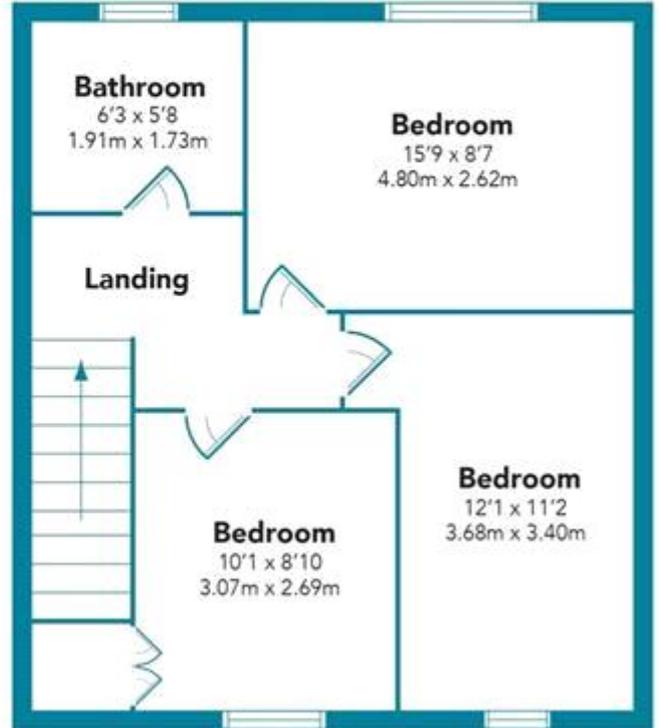


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**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



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.