



## CALDERWOOD AVENUE, GLASGOW OFFERS OVER £125,000

Kirkland Estate Agents are proud to present to the market spacious mid terraced villa located in this sought-after pocket of Baillieston close to local amenities, schooling and transport links.

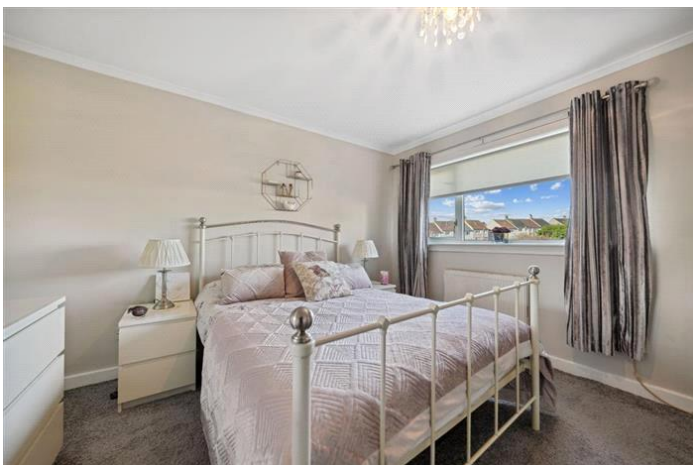
Kirkland Estate Agents are proud to present to the market spacious mid terraced villa located in this sought-after pocket of Baillieston close to local amenities, schooling and transport links.

The accommodation comprises a welcoming reception hallway, a bright and airy lounge with a dining area to the rear, a breakfast-sized kitchen, two generous-sized bedrooms and a lined attic space. Completing the accommodation is the family shower room.

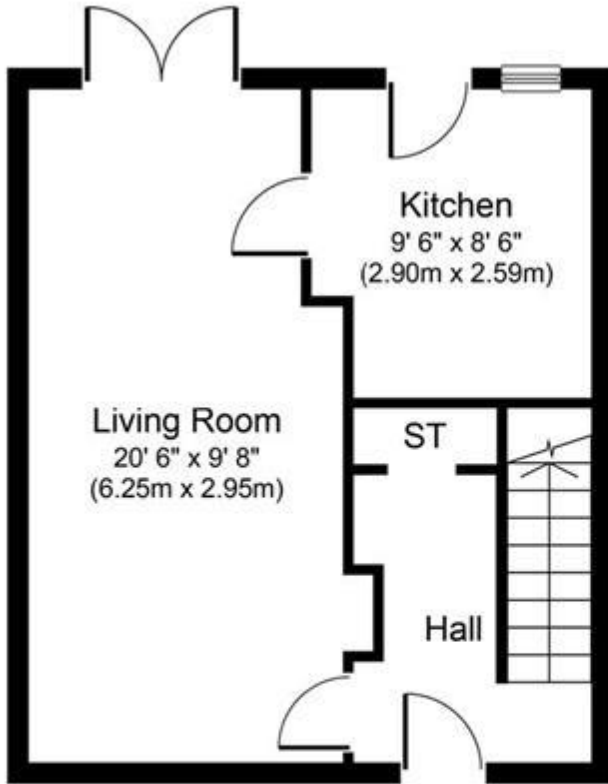
The enclosed floor plan shall provide a detailed layout of this outstanding property; however, we recommend early inspection to appreciate the size, layout and setting on offer.

The property has a generously sized private rear garden which includes a patio area and lawn. There is also a lawn to the front as well as on street parking.

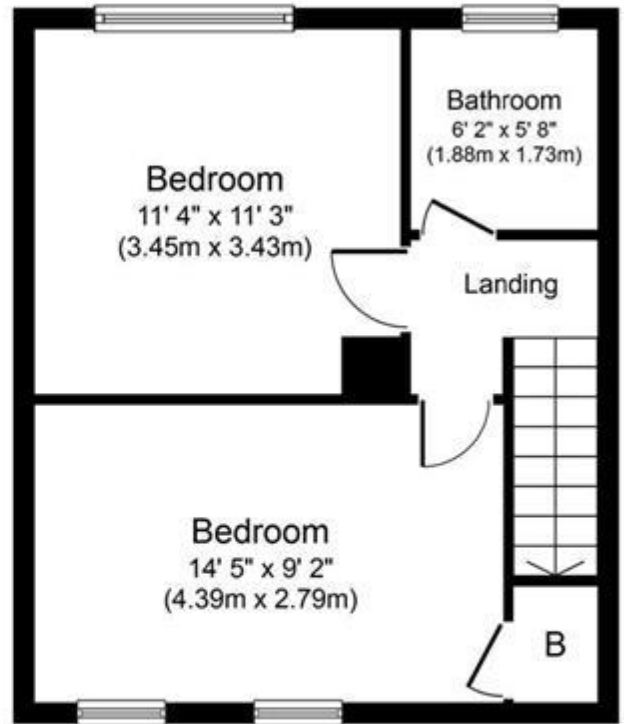
Baillieston is a popular residential pocket with excellent schools nearby in addition to parks, sports facilities and shopping facilities. The surrounding districts and villages include Mount Vernon, Parkhead and the village of Uddingston is only a short drive away, which is highly regarded for its excellent main street where you can find the majority of everyday shopping needs.



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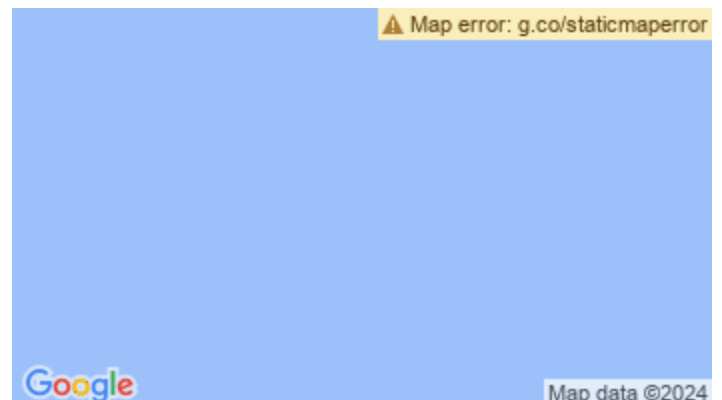


**Ground Floor**  
**Approximate Floor Area**  
 359 sq. ft.  
 (33.4 sq. m.)



**First Floor**  
**Approximate Floor Area**  
 359 sq. ft.  
 (33.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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