



EDINBURGH ROAD, BAILLIESTON OFFERS OVER £195,000

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This property is extremely versatile and has a host of living space which is sure to appeal to a whole host of buyers.

The lower level of the property comprises, reception hallway, bathroom, front facing lounge. Modern fitted kitchen and extended dining room.

The upper level has three well sized double bedrooms and following onto the loft which has a floored and lined loft space.

The outside of the property is of huge proportion and boasts the following. Gated entrance, driveway & lawn. The rear of the property has a patio area and a well maintained lawn.

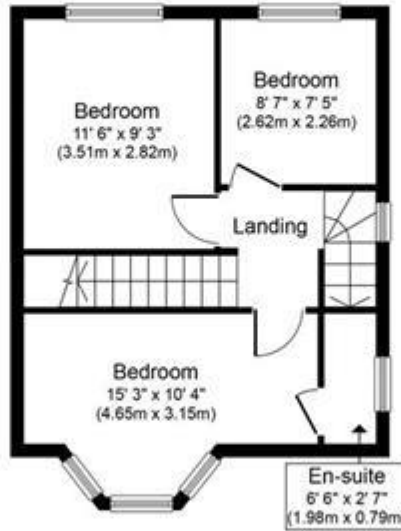
Conveniently located in Edinburgh Road, Baillieston this property offers easy access to excellent schools, local amenities, and transport links. Enjoy the charm of the nearby town center, with its shopping facilities, restaurants, and cafes. The abundance of green spaces, parks, and recreational areas nearby offers endless opportunities for outdoor activities and family outings.



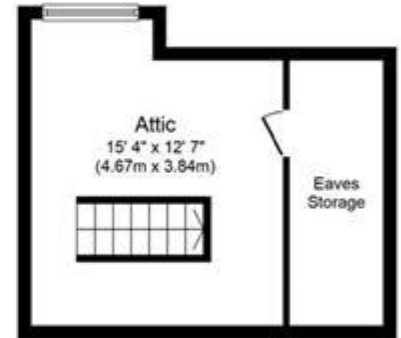
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Ground Floor
Approximate Floor Area
536 sq. ft.
(49.8 sq. m.)



First Floor
Approximate Floor Area
388 sq. ft.
(36.1 sq. m.)



Attic
Approximate Floor Area
246 sq. ft.
(22.8 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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