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15 Swinton View, Baillieston, Glasgow, G69 6JQ

Light & Tastefully Presented, Two-Bedroom, Ground Floor Villa

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Property Description

Light and tastefully presented, two-bedroom, ground floor villa with an enclosed garden and an allocated parking space. The property is located in a desirable and leafy cul-de-sac in the Baillieston area, east of Glasgow city centre. In ready-to-move-in condition, this is a rarely available opportunity for this quiet, yet highly convenient, location.

Comprises: an entrance vestibule, living/dining room, an inner hall, kitchen, two double bedrooms, and a family bathroom.

Highlights include a quality integrated kitchen with granite worktops, a generous bathroom, and contemporary flooring and decor. In addition, there is gas central heating, double glazing, and multiple wall-mount TV points.

Externally, an enclosed easy maintenance rear garden is laid with gravel and has a wood-decked patio, whilst there is residents and visitors parking available to the front.

An entrance porch features a built-in store cupboard and opens through to a spacious reception room. With modern wood-effect flooring and ample space for both lounge and dining furniture, the front-facing public room also includes a wall-mounted fireplace and TV point. From the living room, an inner hall gives further access throughout and features a deep built-in storage cupboard.

The kitchen is set to the rear, with a door opening out to the garden. There is ample fitted storage, including glazed display cabinets, a subway brick surround, unit downlights, and a Belfast-style ceramic sink. Integrated appliances include a fridge/freezer, washing machine, an electric double oven, and a ceramic hob.

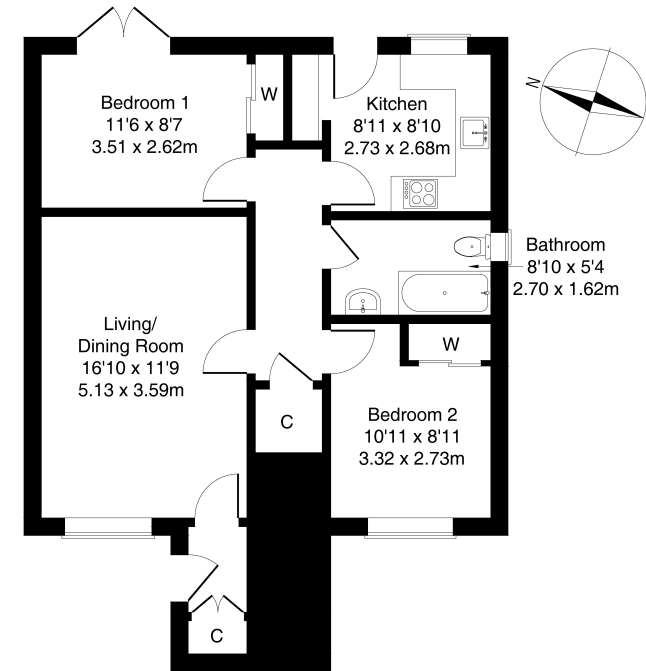
Similarly set towards the rear, bedroom one features patio doors opening out directly to the garden, a TV point, an over-bed storage unit and a built-in wardrobe. Bedroom two is set towards the front and also includes a built-in wardrobe and TV point.

With a side-aspect window, the well-proportioned bathroom includes a three-piece suite, with a mains shower over the bath, tiled splash walls, and a ladder-style radiator.

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Approximate Gross Internal Area: (678 sq ft - 63 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Baillieston is a popular district lying to the east of Glasgow city centre, with a mixture of residential and retail buildings. There is a range of shopping facilities on Barrachnie Road, and further extensive shopping can be found at The Fort shopping complex, The Forge Shopping Centre & Retail Park, all of which boast a number of high-street names. Recreational facilities are catered for with

the Showcase cinema and leisure centre, with a golf course, tennis and bowling club located within the surrounding area. There is schooling at both primary and secondary levels, a railway station and excellent road links providing access to the surrounding areas and Glasgow City Centre via the M8 and M73.





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