



## 17 Baldric Road, Glasgow, G13 3QJ

Offers over £154,995



Elevate Property Services are delighted to present this splendid TWO bedroom ground floor flat within the popular Knightswood area to market. This property has undergone a full refurbishment in recent months and is presented to market in true walk-in condition throughout.



Property Information

Welcome to No. 17 Baldric Road, this stunning home has undergone a full refurbishment over the last few months and is presented to market in true walk-in condition.

To the front of the property, a Monoblock driveway is available which can easily accommodate three cars. Upon entering through the new uPVC door, you are welcomed into the bright reception hallway with quality flooring and new doors throughout. The lounge benefits from a feature media wall and space for dining. The newly fitted kitchen really is a must see, designed to a high specification with quality fixtures and fittings, this is the perfect space to enjoy meal preparation. New integrated appliances include an electric oven, hob, extractor fan, dishwasher and fridge-freezer. Laundry facilities are conveniently located within a utility cupboard within the kitchen which hosts a washing machine and tumble dryer which can also be left for the purchaser.

Two generously proportioned bedrooms are available, both with neutral decoration. Completing this property, is a modern family bathroom which comprises of bathtub with shower over, vanity unit and W.C.

The rear garden is accessed via the kitchen and has been fully enclosed with new fencing, creating a safe and secure environment for children and pets alike. With areas of patio and lawn, this is the perfect place to relax and enjoy the weather. Additionally, the garden benefits from an outside tap and double electrical socket. A large shed is also available, perfect for storing gardening equipment.

Ideally situated within a short distance of sought after schooling, this property will appeal to families with children of various ages. Also, situated just off the popular Alderman Road with a host of amenities and excellent transport links within walking distance.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

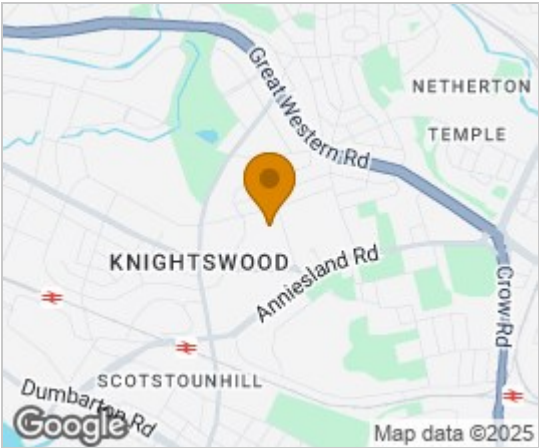
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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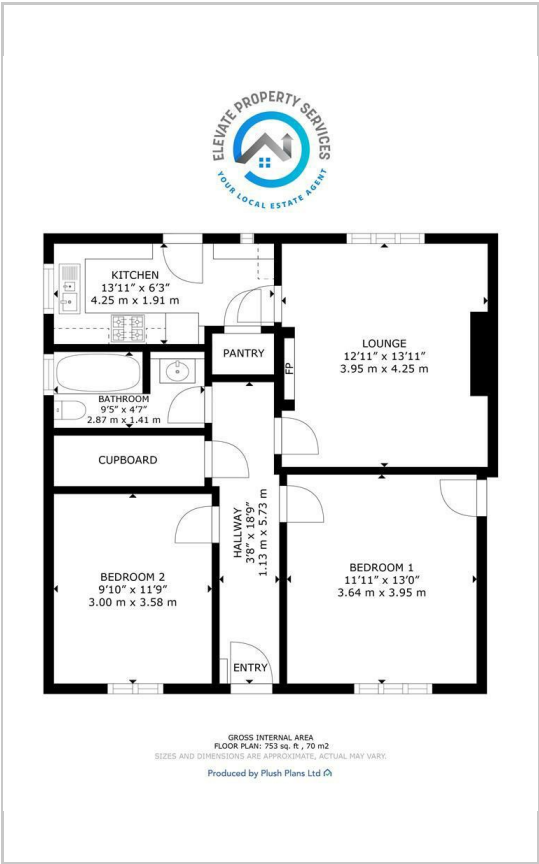
Room Dimensions

- Lounge - 4.25m x 3.95m
- Kitchen - 4.25m x 1.91m
- Bedroom One - 3.95m x 3.64m
- Bedroom Two - 3.58m x 3.00m
- Bathroom - 2.87m x 1.41m

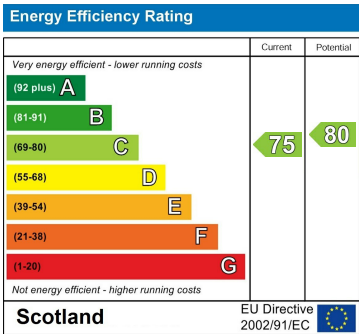
Area Map



Floor Plans



Energy Efficiency Graph



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