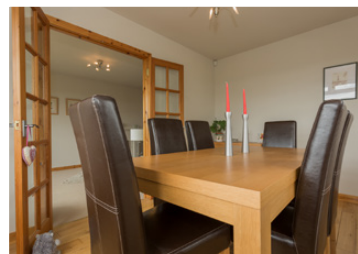





McEwan Fraser Legal
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0141 404 5474

58 Ellismuir Road
Baillieston, Glasgow, G69 7JU

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There is schooling both at Primary and Secondary levels within Baillieston. Local amenities include a public swimming pool, gymnasium, recreational park, library and much more. Shopping can be found at Morrison's Superstore in Baillieston, Tesco Superstore in Shettleston or Asda Superstore at the Forge, Parkhead. Public transport includes both bus and rail links to the city centre and surrounding areas which has a host of bars, restaurants, cinemas, theatres, universities and hospitals.

We have great pleasure in offering to the market this extended, two/ three bedroom, detached bungalow in this popular location.

A huge amount of time and effort has been spent by the present owner in

creating a really special and quite unique family home. The bungalow has been imaginatively designed (all on one level), to offer complete flexibility and individuality and great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

Room usage throughout can be adapted to meet individual purchasers' needs and the contemporary interior would be of massive appeal to a growing family.

On entering the home through the reception hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

The front elevation of the property belies the accommodation internally, which comprises of a welcoming reception hallway with handy storage cupboards. Immediately impressive bright and formal lounge with a picture window to the rear aspect, flooding the room with natural light and offering tremendous views of the surrounding area. Off this area is the dining room for more formal dining with friends and family. The magnificent kitchen has been beautifully fitted to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef.

There are two well-proportioned, double bedrooms, both of which have

fitted wardrobes and allow the flexibility and space for additional free standing furniture if required. The master bedroom also boasts a large en-suite with vanity storage. A spacious tiled bathroom completes the impressive accommodation.

The high specifications of this family home also include double glazing and gas central heating.

Externally, the property benefits from a mature rap around garden with a driveway, providing off-road parking for at least two vehicles, this leads to a single detached garage with power and light.

THE SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.80m (22'4") x 3.10m (10'2")
Kitchen	4.12m (13'6") x 2.60m (8'6")
Dining Room	3.70m (12'2") x 2.60m (8'6")
Master Bedroom	3.90m (12'10") x 3.30m (10'10")
En-suite Shower Room	1.84m (6') x 1.55m (5'1")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Bathroom	2.08m (6'10") x 1.70m (5'7")

Gross internal floor area (m²) - 93m²

EPC Rating - D

Extras
(Included in the sale)

All floor coverings and integrated appliances.

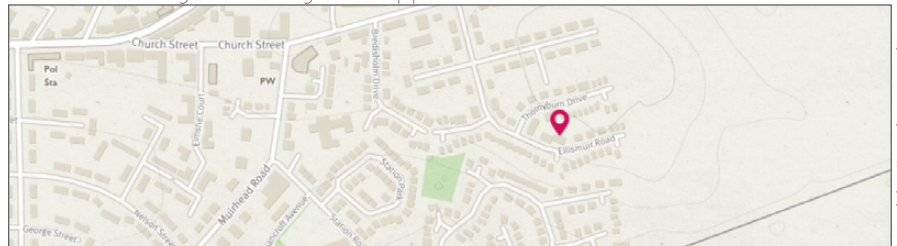


Image credit: <https://www.dunelm.co.uk/omaps/>

McEwan Fraser Legal
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Part
Exchange
Available



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Professional photography
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