

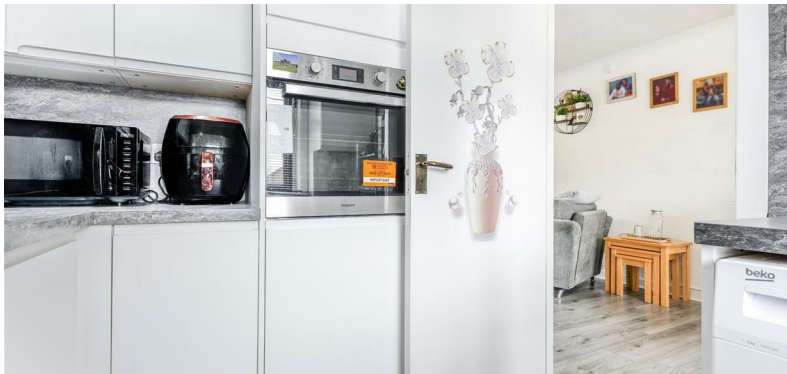
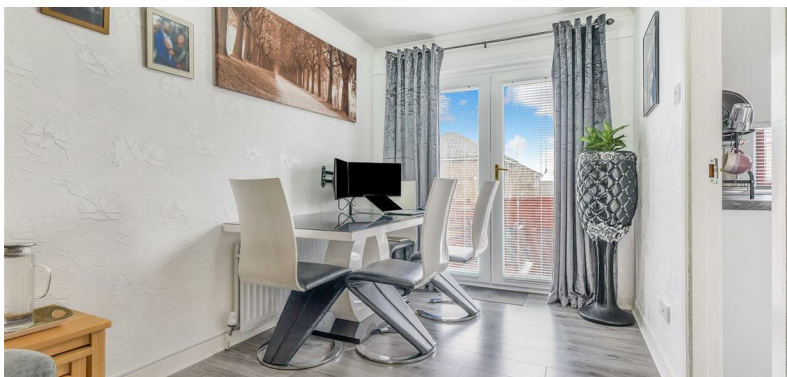


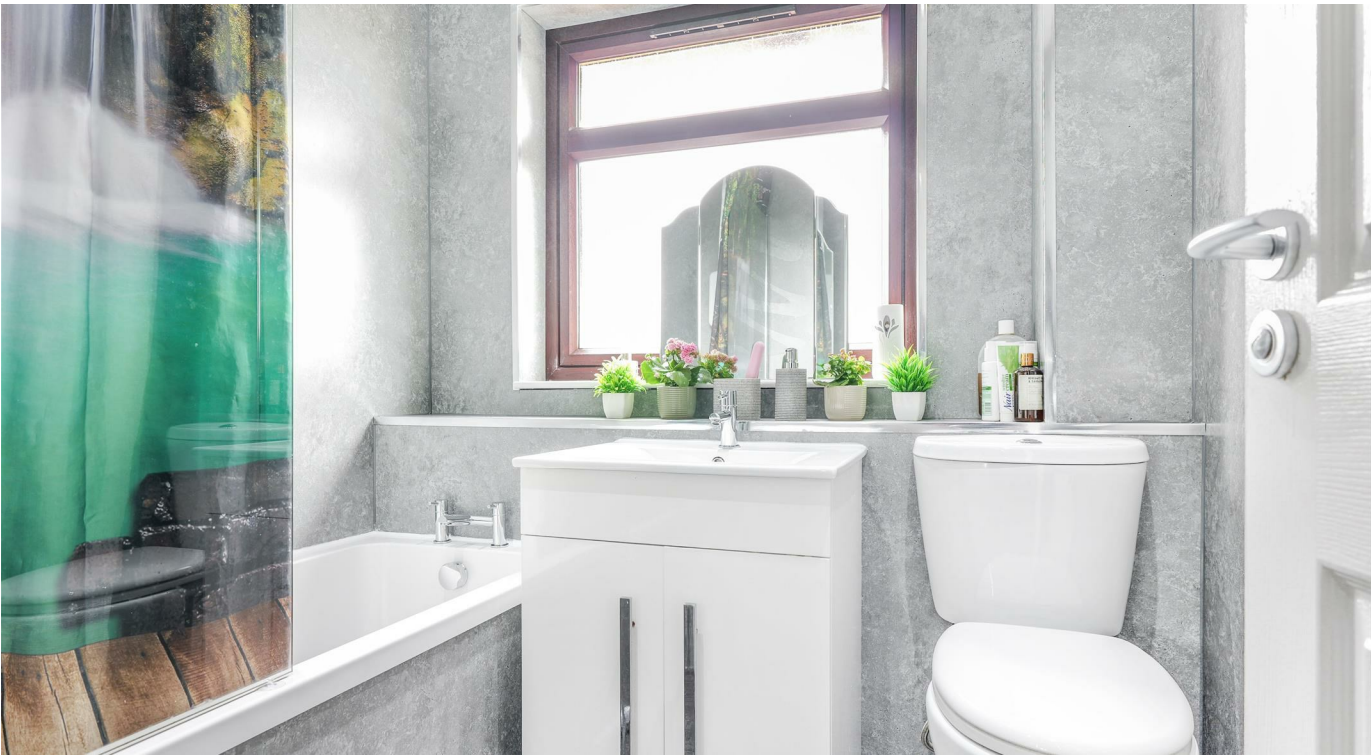
17 Binns Road

Glasgow

Offers over £140,000







Located in the popular Garthamlock area of Glasgow, this well-presented two-bedroom mid-terraced villa offers stylish and well-appointed accommodation arranged over two levels. Situated in a position with no onlookers to the front, the property enjoys an enhanced sense of privacy—ideal for those seeking a peaceful home environment.

The ground floor of the property features a spacious entrance hall leading into a bright and airy lounge/dining area, enhanced by stylish laminate flooring, a front-facing window, and French doors at the rear that open directly onto the garden—perfect for indoor-outdoor living. The lovely modern fitted kitchen boasts sleek handleless wall and floor units, a built-in eye-level oven, and dedicated space for appliances.

Upstairs, you'll find two good sized, carpeted bedrooms, both complete with fitted wardrobes to maximize storage. The upper floor is completed by a stylish bathroom, thoughtfully designed with a WC, wash hand vanity basin, and a bath with an overhead mixer shower, all set against easy-to-maintain wet wall panelling.

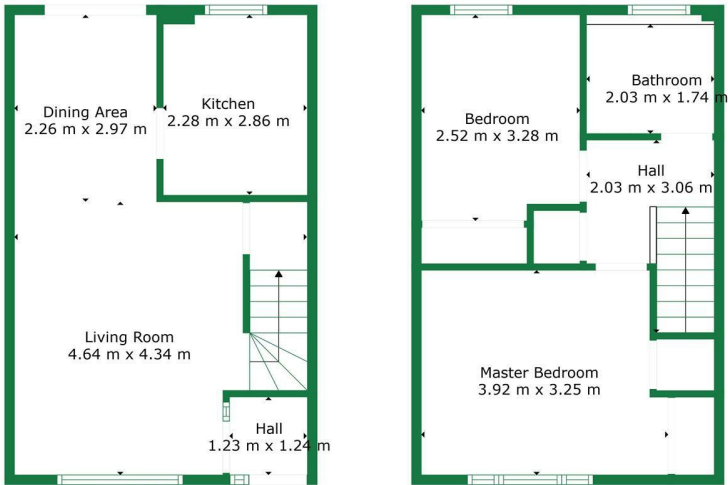
Additional highlights of the property include gas central heating, double glazing throughout, a private driveway offering off-street parking, and a fully enclosed, low-maintenance, split level south facing rear garden with Monoblock paving.

Binns Road is conveniently located for many amenities, including shops, supermarkets and schooling. The property is within easy reach to the Fort Shopping Centre, which hosts a variety of retail shops, restaurants and cinema complex. There is excellent road and public transport links which allow easy access throughout Glasgow and the central belt.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor 1

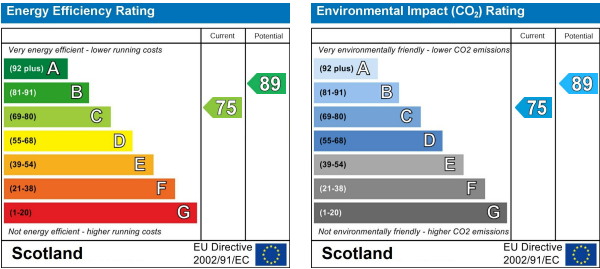
Floor 2



TOTAL: 68 m²
FLOOR 1: 34 m²; FLOOR 2: 34 m²
EXCLUDED AREAS: WALLS: 8 m²



Energy Efficiency Graph



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