

Fred.

ESTATE AGENTS



56 Bents Road

Glasgow

Offers over £155,000







Situated within the popular area of Baillieston, Glasgow East, this well-presented two-bedroom terraced home offers comfortable and versatile accommodation, making it an ideal choice for first-time buyers, couples and families alike

The property opens into a welcoming entrance hallway, leading through to a bright and spacious front-facing lounge. The room is finished in neutral décor with carpeted flooring and benefits from a feature fireplace, creating a warm and inviting living space. To the rear, the stylish fitted kitchen offers a good range of wall and floor-mounted units, complemented by an integrated oven and hob and fridge/freezer. A rear door provides direct access to the garden, making the space both practical and convenient for everyday living.

Upstairs, the accommodation comprises two generously proportioned double bedrooms, along with an additional versatile box room. This useful space could easily be adapted to suit individual requirements, whether as a walk-in wardrobe, home office, study or occasional single bedroom.

Completing the upper level is a modern fitted shower room, featuring a back-to-wall WC, vanity sink unit and shower enclosure, with stylish wet wall panelling providing a contemporary and low-maintenance finish.

Further benefits include gas central heating, double glazing and a floored loft space, which is accessed via pull-down ladders and provides valuable additional storage.

Externally, the property benefits from a monoblock driveway to the front, providing off-street parking. The enclosed rear garden is a generous size and features a slabbed patio area, lawn and useful storage shed, offering an excellent outdoor space for relaxing and entertaining.

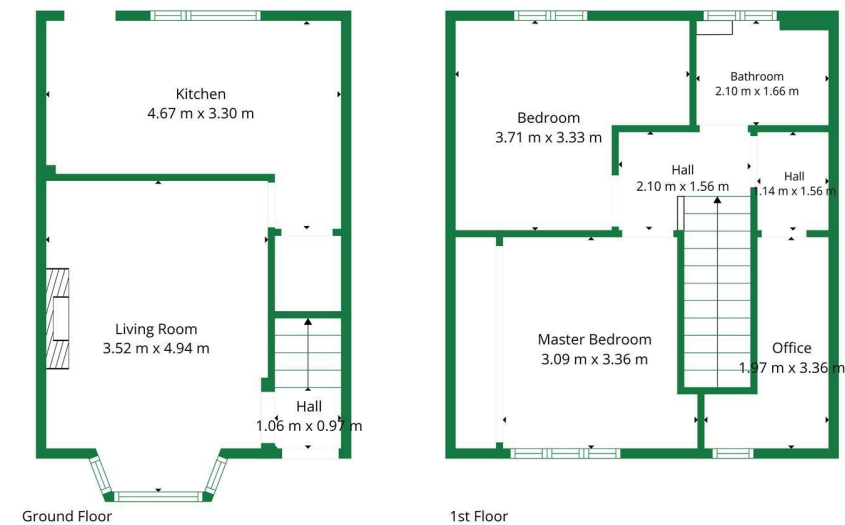
The location is particularly convenient, with a range of local shops and everyday amenities within easy walking distance. The nearby Glasgow Fort provides an extensive selection of well-known retail outlets, restaurants and a cinema complex. There are also a variety of recreational facilities close by, including local parks and bowling clubs, together with a selection of primary and secondary schools. For commuters, the property is well placed for access to Glasgow City Centre, with excellent road connections and convenient access to local rail and motorway networks.

A well-presented and versatile family home in a popular residential location, offering excellent potential for a range of buyers.

Viewing

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

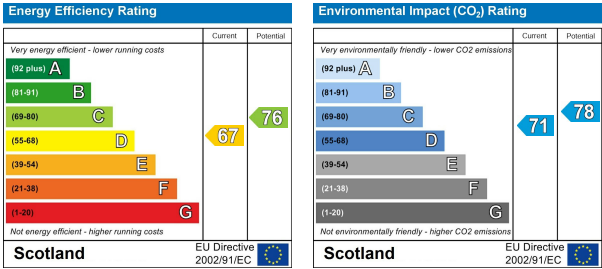
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TOTAL: 73 m²
Ground floor: 33 m², 1st floor: 40 m²
EXCLUDED AREAS: WALLS: 7 m²



Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk