



## Baillie Smith Avenue, £170,000

- Off road parking for Two Vehicles
- Brand New bathroom
- Brand New Kitchen
- Great Commuting Links
- No Onward Chain
- EPC Rating: D



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## About the property

The property is close to amenities and has excellent road links for commuting.





## Accommodation

### Front Elevation

Double driveway for off street parking, steps leading to front of the property with side access and purpose built brick storage shed with UPVc door, wooden gate leading to garden.

### Hallway

Wood effect laminate flooring, smooth plastered walls, doors leading to all ground floor area's and stairs leading to the first floor with under stair storage.

### Wc

4' x 2' ( 1.22m x 0.61m )  
WC, obscured double glazed window to side aspect.

### Lounge

12' 11" x 11' 11" ( 3.94m x 3.63m )  
Wood effect laminate flooring, smooth plastered walls, smooth plastered ceiling, double glazed window to front aspect.

### Kitchen/diner

18' 10" x 11' 5" ( 5.74m x 3.48m )  
Open plan room with wood effect laminate flooring, ample wall and floor matching storage units, 4 ring gas hob, integrated oven, integrated washing machine, storage cupboard housing Worcester bosch boiler, Door leading to

garden with fitted blinds, double glazed window to rear aspect, double glazed window to front aspect.

### Bedroom One

10' x 13' 2" ( 3.05m x 4.01m )  
Exposed floor boards, double glazed window to front aspect, fitted wardrobe.

### Bedroom Two

12' x 11' ( 3.66m x 3.35m )  
Carpeted floor, double glazed window to front aspect, fitted wardrobe.

### Bedroom Three

9' 10" narrowing to 7' 2" x 7' 9" ( 3.00m narrowing to 2.18m x 2.36m )  
Carpeted flooring, double glazed window to rear aspect, fitted wardrobe.

### Garden

A low maintenance rear garden which is mainly laid to stone chipping's with railway sleepers to divide. pathway leading to the top of the garden with a gate for further access private area which is laid to lawn and is perfect to add a storage shed.

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## Floorplan

## Important Information

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