



**FIELDING
McLEAN & Co**
SOLICITORS, NOTARIES & ESTATE AGENTS

Call us on:
0141 959 1674

Semi-detached House

151 Baldwin Avenue, GLASGOW, G13 2JX

Offers Over £169,995







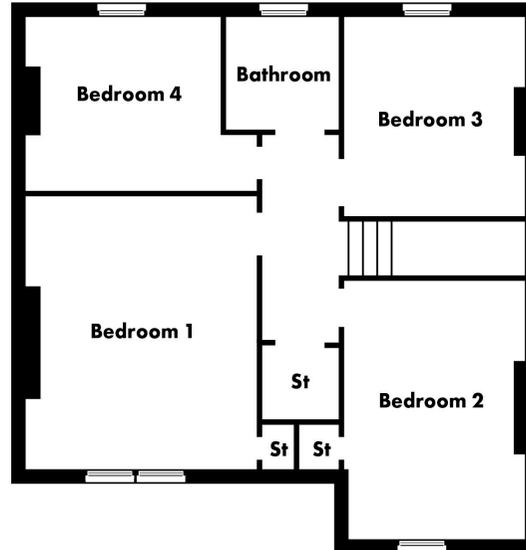
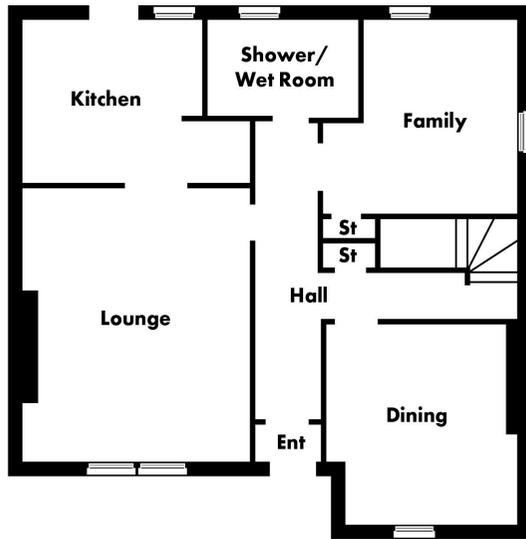
Semi-detached House

151 Baldwin Avenue

Offers Over £169,995

Presented to the market for the first time in over 40 years is a truly impressive and substantial 7 apartment SEMI VILLA comprising one of the largest homes within this ever popular and sought after high amenity district. This property formally comprised two cottage flats, sympathetically converted to form a large family home with a flexible layout over two levels. The property also benefits from being adapted by means of a ramp and wet room, however these could easily be removed to suit a wide range of buyers or developers. Double glazed and PVC panelled front door onto reception hall with cloaks/storage cupboard, near 15' lounge with focal point fireplace, access to a fully fitted breakfasting kitchen with window and door onto rear garden. The preparation area comprises floor and wall mounted mahogany veneer fronted units with complimentary granite veneer work tops, tiled splash back and integrated oven, hob, hood and dishwasher, there is in addition a deep pantry/utility (plumbing for washing machine), formal dining room to front and family room to rear (these apartments could comprise downstairs bedrooms if required), the accommodation at this level is completed by a partially tiled shower/wet room. First floor: near 15' main bedroom, three additional double bedrooms, modern fitted bathroom comprising three piece white suite. The property also benefits from a substantial loft space which could further developed to provide further living accommodation, subject to necessary planning consents being obtained. The specification includes gas central heating (boiler installed circa 2016, with radiators throughout (no radiator in upper bathroom) and double glazing. Extensive private gardens to front, side and rear. Provide a mixture of lawns, hedging and patio areas. The property does require some degree of modernisation. Excellent amenities nearby include local shops, schooling at primary and secondary levels, M&S Food, Aldi, the Great Western retail park, in addition to being only a few minutes from Westerton Train Station, Knightswood park and golf course, as well as other high street facilities available locally at Anniesland Cross.





Room Dimensions

Lounge	4.53 m x 3.56 m / 14'10" x 11'8"
Dining Room/ Bedroom 5	3.65 m x 3.02 m / 12'0" x 9'11"
Kitchen	3.04 m x 2.75 m / 10'0" x 9'0"
Bedroom 1	4.53 m x 3.56 m / 14'10" x 11'8"
Bedroom 2	4.18 m x 3.65 m / 13'9" x 12'0"
Bedroom 3	3.65 m x 3.15 m / 12'0" x 10'4"
Bedroom 4	3.04 m x 2.87 m / 10'0" x 9'5"
Bathroom	1.79 m x 1.79 m / 5'10" x 5'10"
Family Room/ Bedroom 6	3.65 m x 3.15 m / 12'0" x 10'4"
Shower/Wet Room	2.61 m x 1.79 m / 8'7" x 5'10"

Entry

Insert Entry Info Here

Viewing

Tel: 0141 959 1674

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

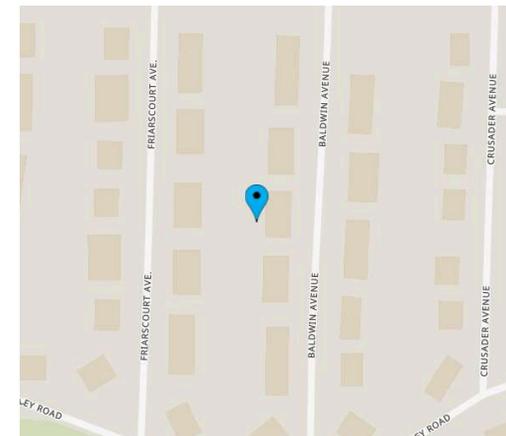
1986 Great Western Road, Glasgow G13 2SW



*Professional help
on your doorstep*







Travel Directions

Travelling west along Great Western Road from Anniesland Cross, continue to Knightswood Cross, turn right at the traffic lights onto Baldwin Avenue past shops on right and number 151 is on left before the junction with Cloberhill Road.



Ref: E436262



Estate Agency • Conveyancing • Wills & Estates • Commercial

Professional help – On your door step

Selling Your Home? – Call Our Free Valuation Service – **0141 959 1674**

Fielding Mclean & Co Solicitors

1986 Great Western Road, Glasgow G13 2SW