



**SOLICITORS & ESTATE AGENTS**



**Mid Terraced Home  
19 Bluebell Gardens, Castlemilk, Glasgow G45 0ES  
Offers Over £139,995**



## VIEWING

By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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This well presented two bedroom mid terraced home offers comfortable living space and is ideal for first time buyers, young families or those looking to downsize. The property enjoys a peaceful residential setting within the popular Castlemilk area of Glasgow, with a range of local amenities, schooling and transport links easily accessible nearby.

The accommodation on the ground floor comprises a bright and spacious lounge which provides an inviting living space and flows through to the kitchen, creating a practical layout for both everyday living and entertaining. The kitchen offers good storage and workspace while providing direct access to the rear garden.

Upstairs, the property features two well proportioned bedrooms, both benefiting from mirrored wardrobes which provide excellent storage while enhancing the sense of space and light within the rooms. The bathroom is fitted with a three piece suite including a bath with overhead shower.

Further benefits include UPVC triple glazing and gas central heating ensuring warmth and efficiency throughout the year.

Externally, the property enjoys private gardens to both the front and rear, providing pleasant outdoor space for relaxing or entertaining. Residents parking is also available within the development for added convenience. The property also comes with an allocated parking space outside with overflow car park available.

Bluebell Gardens is conveniently positioned close to a variety of local shops, supermarkets and everyday amenities within Castlemilk, while nearby transport links provide easy access to Glasgow city centre and surrounding areas. Several parks and green spaces are also within easy reach, making this an excellent location for those seeking a balance between urban convenience and outdoor leisure.

## EPC Rating

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## Measurements

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<b>Lounge</b>	<b>13'11" x 16'4" 4.25 m x 4.97 m</b>
<b>Kitchen</b>	<b>13'11" x 9'1" 4.25 m x 2.77 m</b>
<b>Bedroom 1</b>	<b>10'9" x 11'5" 3.28 m x 3.48 m</b>
<b>Bedroom 2</b>	<b>6'11" x 11'10" 2.12 m x 3.60 m</b>
<b>Bathroom</b>	<b>6'7" x 6'6" 2.02 m x 1.98 m</b>
<b>Hallway</b>	<b>3'6" x 7'2" 1.07 m x 2.19 m</b>



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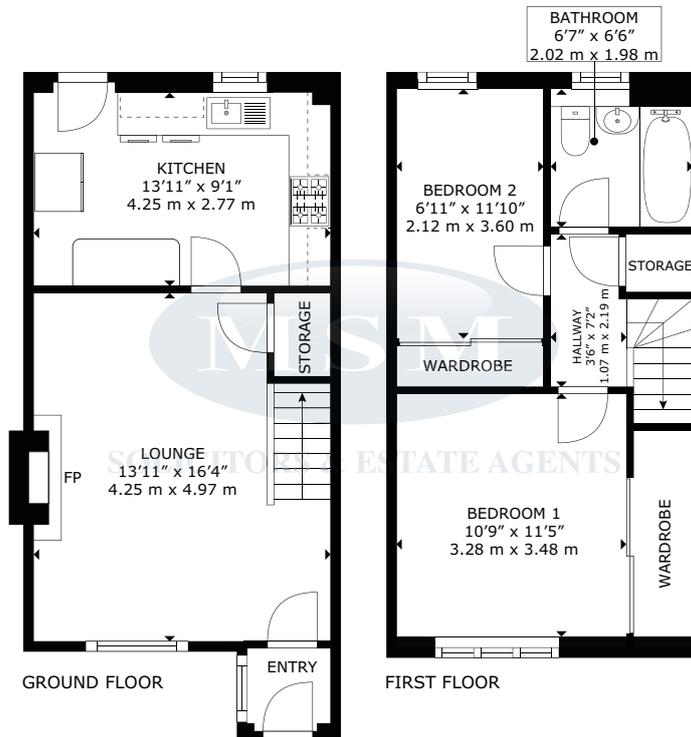
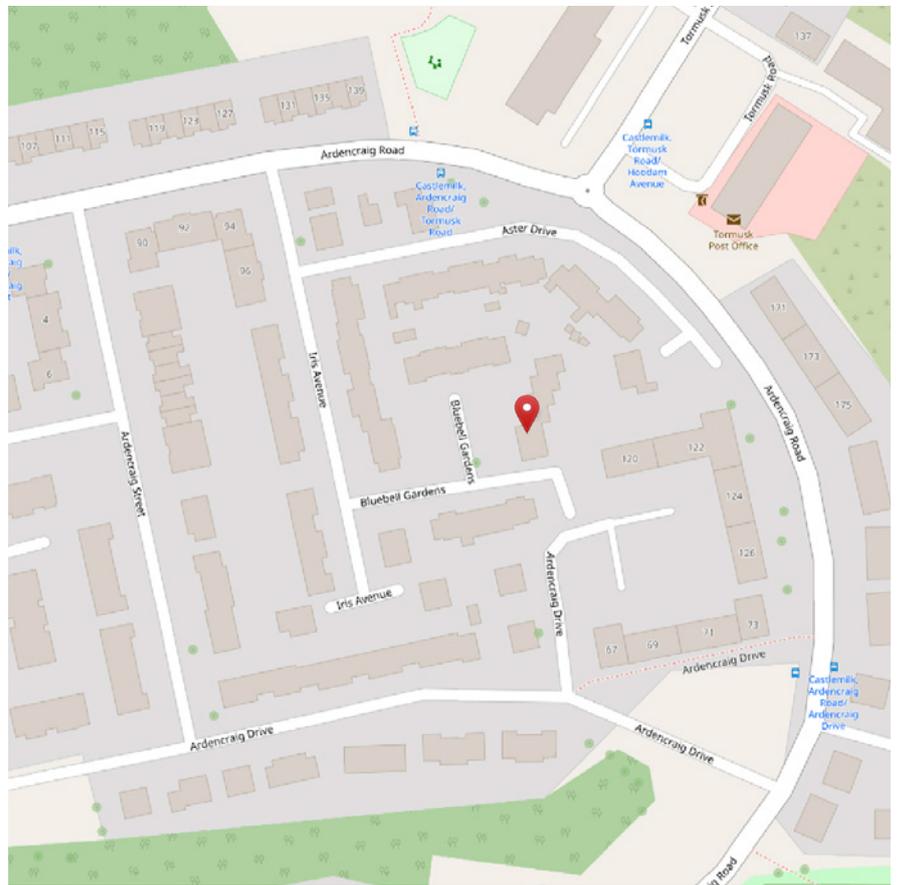
## Travel Directions

Leave Crow Road and follow the A739 through the Clyde Tunnel, continuing southbound. Join the M8 eastbound briefly before merging onto the M74 southbound towards Carlisle. Exit at Junction 2A and follow the A749 (Cambuslang Road) towards Castlemilk. Continue through Castlemilk and turn onto Bluebell Gardens, where number 19 is located within the residential area.

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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. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
 GROUND FLOOR: 379 sq. ft., 35 m<sup>2</sup>; FIRST FLOOR: 359 sq. ft., 33 m<sup>2</sup>  
 TOTAL AREA : 738 sq. ft., 68 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
 Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. 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.

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