







BEECH AVENUE, BAILLIESTON, GLASGOW

*****CLOSING DATE SET - 27/10/26*** Beautifully presented 2-bedroom semi-detached villa in sought-after Garrowhill. Featuring spacious open-plan lounge/dining, stylish modern kitchen, contemporary shower room, generous bedrooms, private gardens**

SOLD

Offers Over £210,000





CLOSING DATE SET - 27/10/26 Offering spacious and versatile accommodation over two levels, this attractive home boasts a generous open-plan lounge and dining area, a stylish contemporary kitchen, two well-proportioned bedrooms and a modern shower room. Further benefits include private garden grounds, a substantial driveway and detached garage. Combining traditional proportions with modern finishes, this impressive property presents an excellent opportunity for first-time buyers, young families and downsizers seeking a comfortable home in a well-established residential location.

Entrance Hallway – 1.00m x 0.84m
The property is accessed via a private entrance door leading into a welcoming entrance hallway, providing access to the main living accommodation and staircase to the upper level.
Finished in light neutral tones, the hallway creates a pleasant introduction to the property and leads naturally into the spacious ground-floor accommodation.

Living Room – 3.63m x 4.21m
An impressive and generously proportioned main reception room, beautifully presented with fresh neutral décor, attractive timber-effect flooring and a large front-facing bay window allowing excellent natural light to fill the space.
The lounge comfortably accommodates substantial seating arrangements and occasional furnishings, creating a warm and inviting environment for everyday relaxation.
The room benefits from attractive traditional proportions and a contemporary finish, while its open connection to the adjoining dining area creates an excellent sense of space and flexibility.
This is a particularly appealing feature of the home, providing an ideal setting for both comfortable family living and entertaining guests.

Dining Area – 4.85m x 2.53m
A wonderfully spacious dining area positioned to the rear of the main living room, forming part of the property's impressive open-plan ground-floor layout.
The dining space comfortably accommodates a family-sized dining table and chairs, with additional room for occasional furniture, storage or a dedicated home-working area if required.
Continuing the attractive timber-effect flooring and neutral decorative finish from the lounge, the dining area offers a cohesive and contemporary living environment.
Natural light enters through the surrounding windows, while direct access to the kitchen enhances the practicality of the layout.
The generous dimensions and flexible arrangement make this an excellent space for family gatherings, entertaining or simply enjoying everyday meals.

Kitchen – 2.48m x 3.87m
A particularly stylish and well-appointed contemporary kitchen, beautifully finished with an extensive range of deep blue shaker-style wall and floor-mounted units, complemented by warm wood-effect worktops and attractive decorative patterned splashback tiling.
The kitchen offers excellent cupboard storage and preparation space, together with a fitted oven, hob and stainless steel extractor hood.
A large window positioned above the sink allows natural light into the room, while the practical arrangement of cabinetry and appliances maximises the available floor space.
The combination of striking blue cabinetry, contrasting work surfaces and contemporary finishes creates a distinctive and welcoming kitchen which is both attractive and functional.
Conveniently accessed from the adjoining dining area, this impressive space is ideally suited to modern family living.





Upper Landing – 2.14m x 0.80m
The staircase leads to the first-floor landing, providing access to both bedrooms and the shower room.
The landing benefits from natural light through a side-facing window and is finished in neutral tones with soft carpeting, creating a bright and welcoming connection between the upper apartments.

Primary Bedroom – 3.63m x 4.22m
An exceptionally spacious and beautifully presented principal bedroom, offering generous proportions and an attractive front-facing bay window which allows excellent natural light into the room.
The bedroom comfortably accommodates a king-size bed, substantial freestanding wardrobes, chest of drawers and additional bedroom furnishings while retaining an excellent sense of space.
Finished with fresh white walls, soft neutral carpeting and tasteful decorative touches, the room provides a peaceful and comfortable retreat.
The traditional bay window adds character and creates an attractive focal point, while the generous floor area offers flexibility for different furniture arrangements.
A particularly impressive principal bedroom which combines space, comfort and natural light.

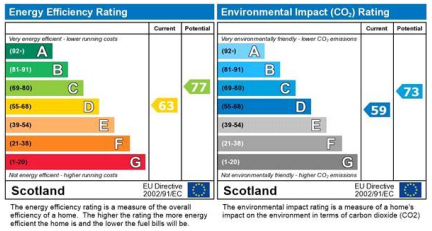
Bedroom Two – 2.51m x 2.62m
A further well-proportioned bedroom positioned to the rear of the property, offering a flexible and practical additional apartment.
The room is presented with neutral décor and soft carpeting, creating a bright and adaptable space suitable for a variety of uses.
Currently offering excellent potential as a second bedroom, the apartment could also comfortably serve as a children's bedroom, guest room, nursery or dedicated home office.
The room benefits from a window providing natural light and offers useful space for bedroom furniture and storage.
An excellent additional room which can easily adapt to changing household requirements.

Shower Room – 2.14m x 1.71m
A stylish contemporary shower room fitted with a modern three-piece suite comprising a curved corner shower enclosure with glazed screens, wash hand basin and WC.
The room is attractively finished with neutral wall tiling, contrasting dark floor tiles and a range of modern fitted vanity units providing excellent concealed storage.
The wash hand basin is incorporated into a practical vanity arrangement, while the WC is neatly positioned alongside additional fitted storage.
A window allows natural light into the room, and the overall design offers a clean, modern and functional space ideally suited to everyday use.

Gardens and External Areas
Externally, the property enjoys private garden grounds extending to the front, side and rear, offering an excellent combination of outdoor space and practicality.
The front garden is enclosed by low-level boundary walls, established hedging and decorative metal gates, creating an attractive approach to the property.
The generous driveway extends along the side of the house towards the rear garden and detached garage, providing valuable off-street parking.
The outdoor areas offer excellent scope for garden furniture, planting, outdoor dining or further landscaping to suit individual preferences.







Viewing by appointment only
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