

FREEHOLD



Flat - Purpose Built (EPC Rating: C)

# 0/1, 7 RHINDMUIR GATE, BAILLIESTON, GLASGOW, G69 6EW

Offers over

## £169,995

### FEATURES

- Master bedroom with en suite
- Second double bedroom
- Family bathroom
- Open plan kitchen lounge
- Walk-in condition flat
- Ground floor convenience
- Ideal for first-time buyers
- Great for downsizers



**SWEET  
HOME**



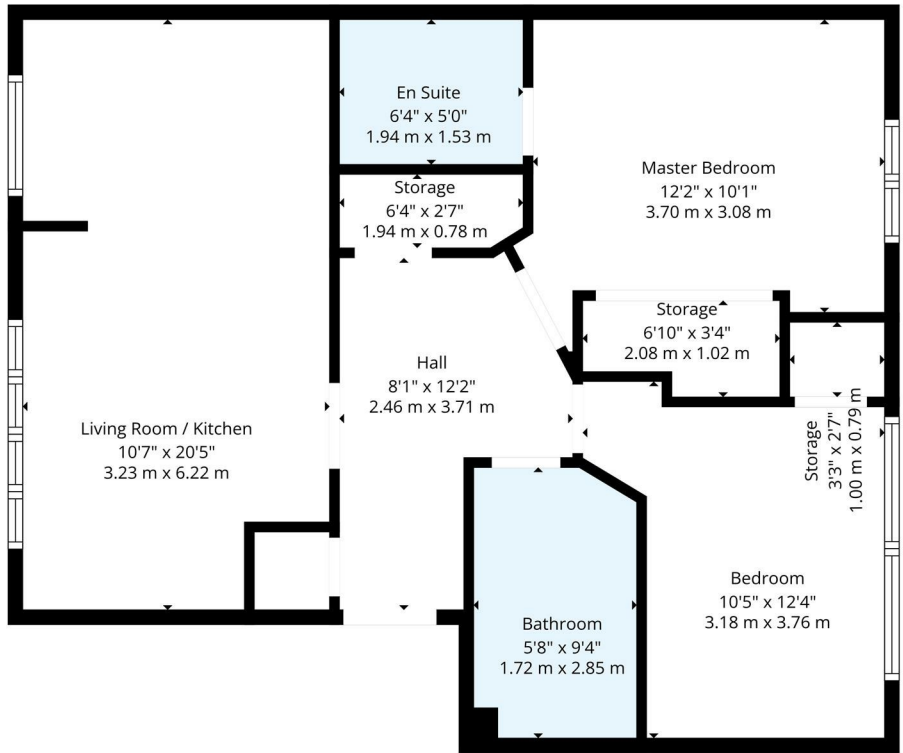
# 2 Bedroom Flat - Purpose Built located in Glasgow

Welcome to this charming two-bedroom flat in the desirable Rhindmuir Gate area of Baillieston. Thoughtfully designed and well maintained, this purpose-built home offers a contemporary living experience ideal for individuals, couples, or small families looking for both comfort and convenience.

Inside, the property features a well-appointed main bathroom along with an en suite connected to the master bedroom, giving residents flexibility and privacy. The interior is finished in modern, neutral décor, allowing you to easily personalise the space to your own taste. Generous room sizes and a practical layout create a bright, airy feel throughout the flat.

The location is another strong highlight. Rhindmuir Gate is known for its peaceful residential setting while still offering quick access to everyday essentials. Reputable local schools make the area particularly appealing for families, and excellent motorway and public transport links ensure smooth commuting to Glasgow city centre and further afield.

A range of local amenities—including shops, cafés, leisure facilities and parks—are all within easy reach, providing plenty of options for both convenience and recreation. Whether you're running errands, meeting friends, or enjoying some outdoor time, everything you need is close by.



**TOTAL: 625 sq. ft, 58 m2**  
1st floor: 625 sq. ft, 58 m2  
**EXCLUDED AREAS: STORAGE: 46 sq. ft, 4 m2, WALLS: 55 sq. ft, 5 m2**  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Call us on  
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**Council Tax Band**  
**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

