



Ideally located SECOND FLOOR FLAT offering spacious living. Hallway, lounge, study, kitchen, two bedrooms & bathroom. Communal rear gardens. Secured entry, GCH & DG. Early viewing advised.

2/2, 11 BURNETT ROAD, GLASGOW , G33 4PX

Offers Over: £70,000

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Ideally located SECOND FLOOR FLAT offers spacious living. Hallway, lounge, study, kitchen, two bedrooms & bathroom. Communal rear gardens. Secured entry, Gas central heating and double glazing throughout. Early viewing advised.

Hallway giving access to all accommodation with the benefit of two storage cupboards. Lounge offering great sized living space to the front with window providing natural sunlight. Access to study with two windows providing a bright space. Kitchen to rear hosting a variety of wall and floor units providing ample work and storage space. Extractor hood, electric hob and oven. Tiled splashback.

The property benefits from two good sized double bedrooms both benefiting from storage cupboard. Modern Decor. Bathroom hosting w.c, wash hand basin & bath with shower over. Modern wall tiling.
Early viewing is a must!

The property is situated within close proximity to the M8 & M74 motorway networks, making it an ideal location for commuters. Public transport includes both bus and rail links to the city centre and surrounding areas which has a host of bars, restaurants, universities and hospitals, all within walking distance.

ACCOMMODATION

Hallway – 6.14m(20'1")x1.61m(5'3")approx. widest point

Study – 2.29m(7'5")x2.04m(6'7")approx.

Lounge – 5.06m(16'6")x3.94m(12'9")approx.

Kitchen – 2.97m(9'7")x2.97m(9'7")approx.

Bedroom one – 3.94m(12'9")x3.58m(11'7")approx. widest point excluding storage

Bedroom two – 3.40m(11'2")x3.07m(10'1")approx. excluding storage

Bathroom – 3.49m(11'5")x1.45m(4'8")approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 558420 Or Harry Gray On 01475 558420.