




McEwan Fraser Legal
Solicitors & Estate Agents
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1/2, 65 Barmulloch Road

GLASGOW, G21 4YG

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A TWO BEDROOM FIRST-FLOOR FLAT WITH BALCONY



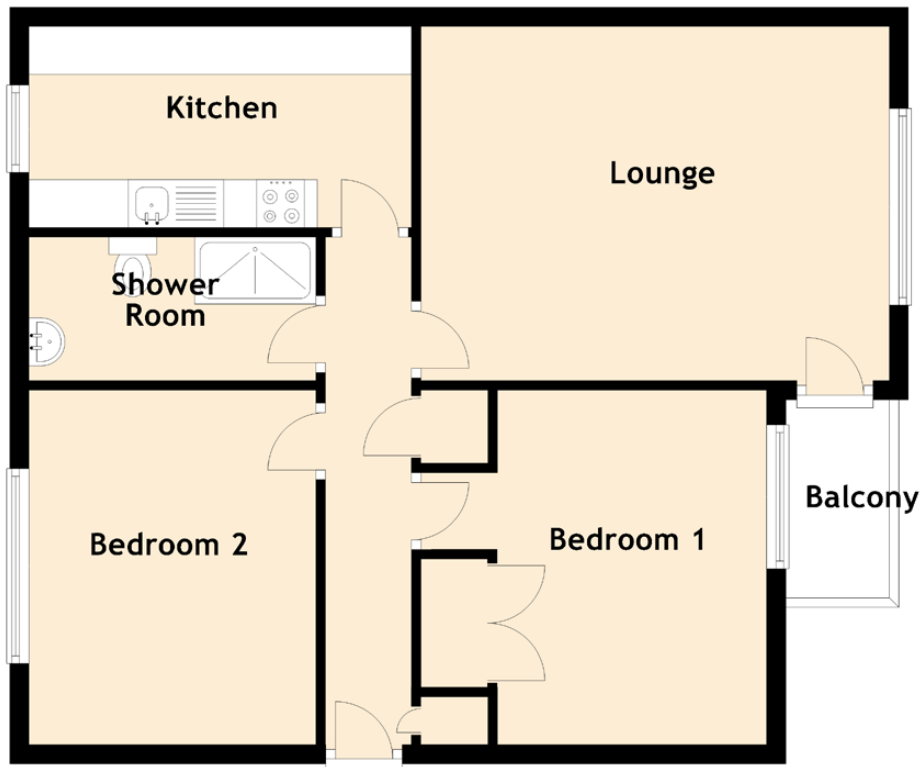
Barmulloch Road is well situated for local shopping with more extensive shopping being found at the Asda Superstore based at Robroyston or the Tesco Superstore which is based at St. Rollox Retail Park which has the Costco warehouse and Lidl store. There is schooling both at primary and secondary levels

available. Transport facilities include bus and rail links which give access to the city centre and surrounding areas which has a host of bars, restaurants, cinemas theatres, universities, hospitals, etc. Access to the motorway network system is also close at hand.

McEwan Fraser is happy to present this well two double bedroom first floor flat to the market. The property boasts excellent proportions and internal accommodation stretches to two generous double bedrooms, spacious lounge with balcony, kitchen and bathroom. The property has been well maintained but

would benefit from cosmetic updating internally.

This is an excellent opportunity for a first time buyer to purchase a property that they can really make their own mark on. Internal viewing is highly recommended.

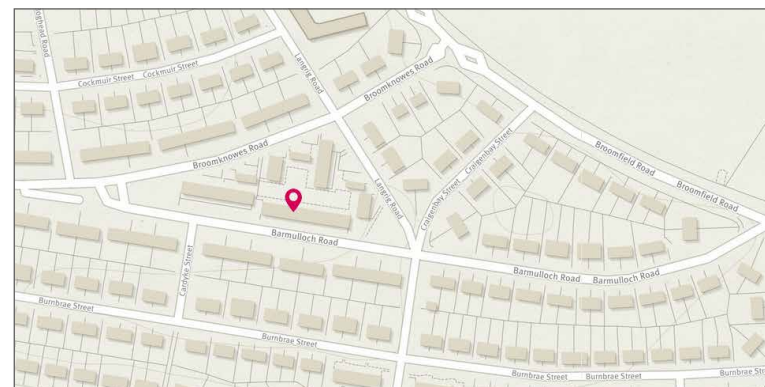


Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Kitchen	4.00m (13'1") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.62m (11'10")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Shower Room	3.00m (9'10") x 1.50m (4'11")

Gross internal floor area (m²): 67m²

EPC Rating: C



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