



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**2, 1/2 Balcurvie Road**

EASTERHOUSE, GLASGOW, G34 9QH



# EASTERHOUSE

GLASGOW, G34 9QH

Balcurvie Road is a great place to live and commute from. The transport links by bus and rail (Easterhouse railway station) are frequent to the city centre which is a mere nine miles away. For those traveling by car, the main motorway links are close at hand, meaning all areas of central Scotland are readily available on a daily basis. Local schooling and amenities are all within easy reach, making it a popular place to call home.





# 2, 1/2

## BALCURVIE ROAD

EASTERHOUSE, GLASGOW, G34 9QH

We are delighted to bring to the market this excellent two-bedroom apartment.

The property is well presented and offers a perfect place for any student, first-time buyers or Buy-To-Let investors to enjoy, as it offers exceptional value for money within today's marketplace.

Accommodation consists of a bright and spacious lounge/diner along with a Juliet balcony and open views to the front aspect. The generous proportions of the room allow for a dining table and various options on furniture configurations.

The galley kitchen is fitted with a good range of units with an electric oven and hob and ample space for the washing machine and fridge freezer. The breakfast bar also offers easy and convenient space.

Freestanding appliances and furniture may be available by separate negotiation.

The bathroom is fitted with a handy towel radiator, along with a white three-piece suite and an electric shower and screen over the bath.

There are two bright and generously sized double bedrooms, both with ample space for free standing furniture and built-in storage facilities. The hallway contains a further two handy storage cupboards to help keep the apartment clutter-free at all times.

The property is kept warm and comfortable courtesy of the double glazing and electric central heating. Parking is on-street and the apartment comes with its own allocated area of rear garden space.

Early viewing is strongly advised for anyone seeking a great value-for-money first home or a solid Buy-To-Let investment that will bring a high yield rental return.







# SPECIFICATIONS

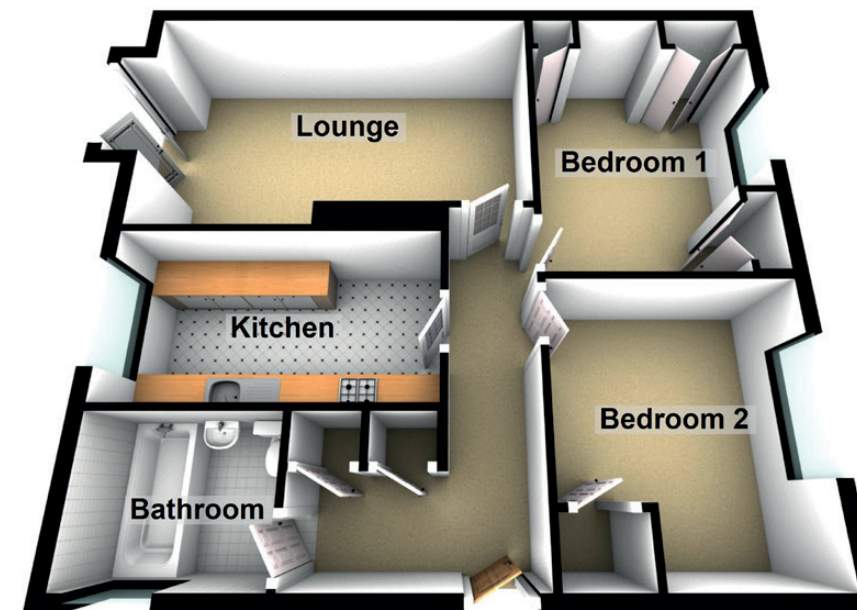
## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.40m (11'2")
Kitchen	4.40m (14'5") x 2.20m (7'3")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.







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Text and description  
**KEN MEISAK**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer