

1/1 695 Hawthorn Street

SPRINGBURN, GLASGOW, G22 6AZ



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal is delighted to present to the market this superb one-bedroom, first-floor, flat. The property is suitable for a first-time buyer, downsizer or buy-to-let investor. Internal viewing is highly recommended.

Accommodation comprises a welcoming entrance hall which gives access to all the accommodation including a spacious lounge overlooking Hawthorn Street, a fitted kitchen to the rear of the property, a bathroom with three piece suite and over the bath electric shower and a spacious double bedroom. There is ample storage throughout the property, electric heating, double glazing and secure door entry system.



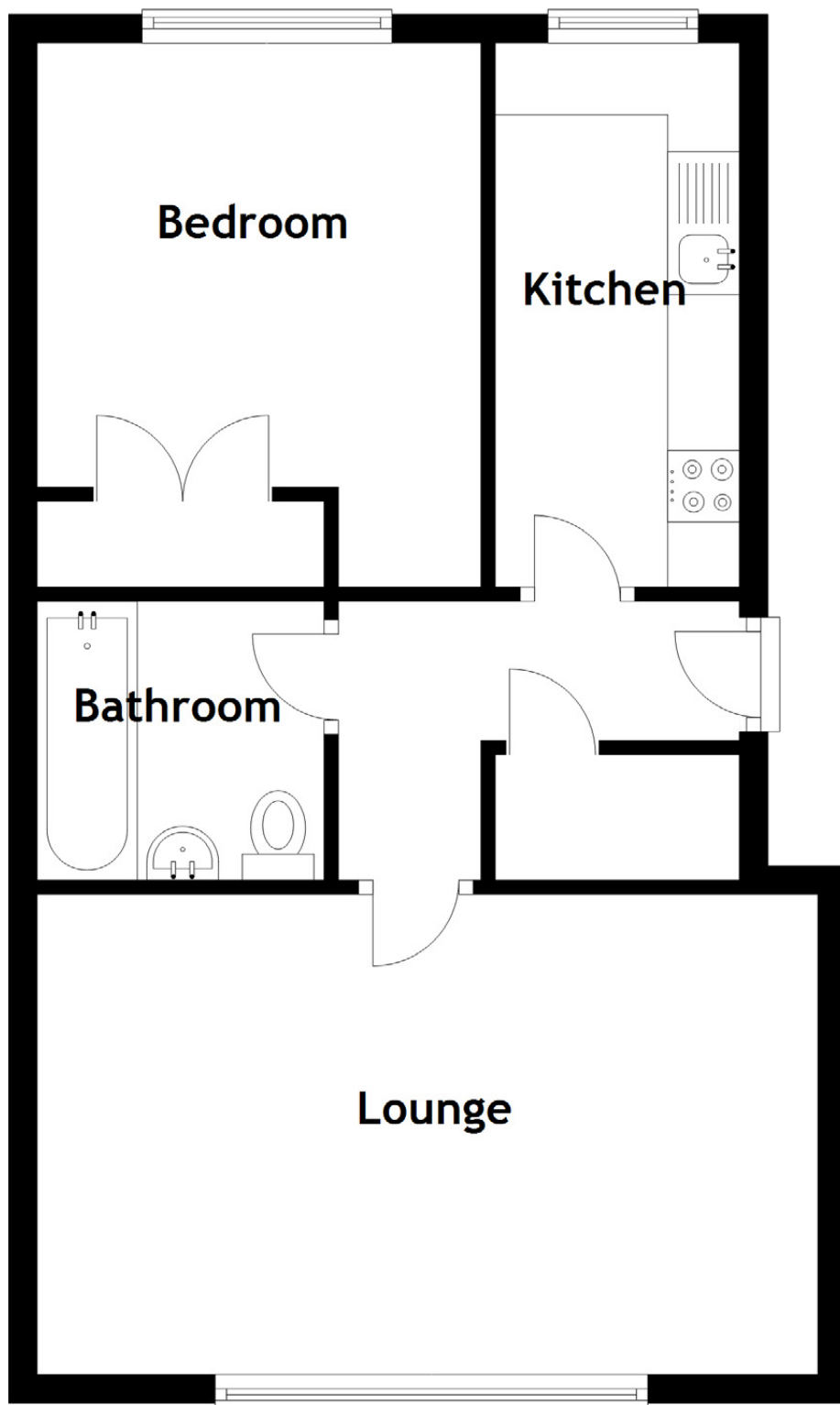




The Bedroom







Approximate Dimensions
(Taken from the widest point)

Lounge	5.45m (17'11") x 3.35m (11')	Gross internal floor area (m ²): 49m ²
Kitchen	3.80m (12'6") x 1.70m (5'7")	EPC Rating: B
Bedroom	3.80m (12'6") x 3.10m (10'2")	Buyer's Premium Value: £2500
Bathroom	2.00m (6'7") x 1.95m (6'5")	

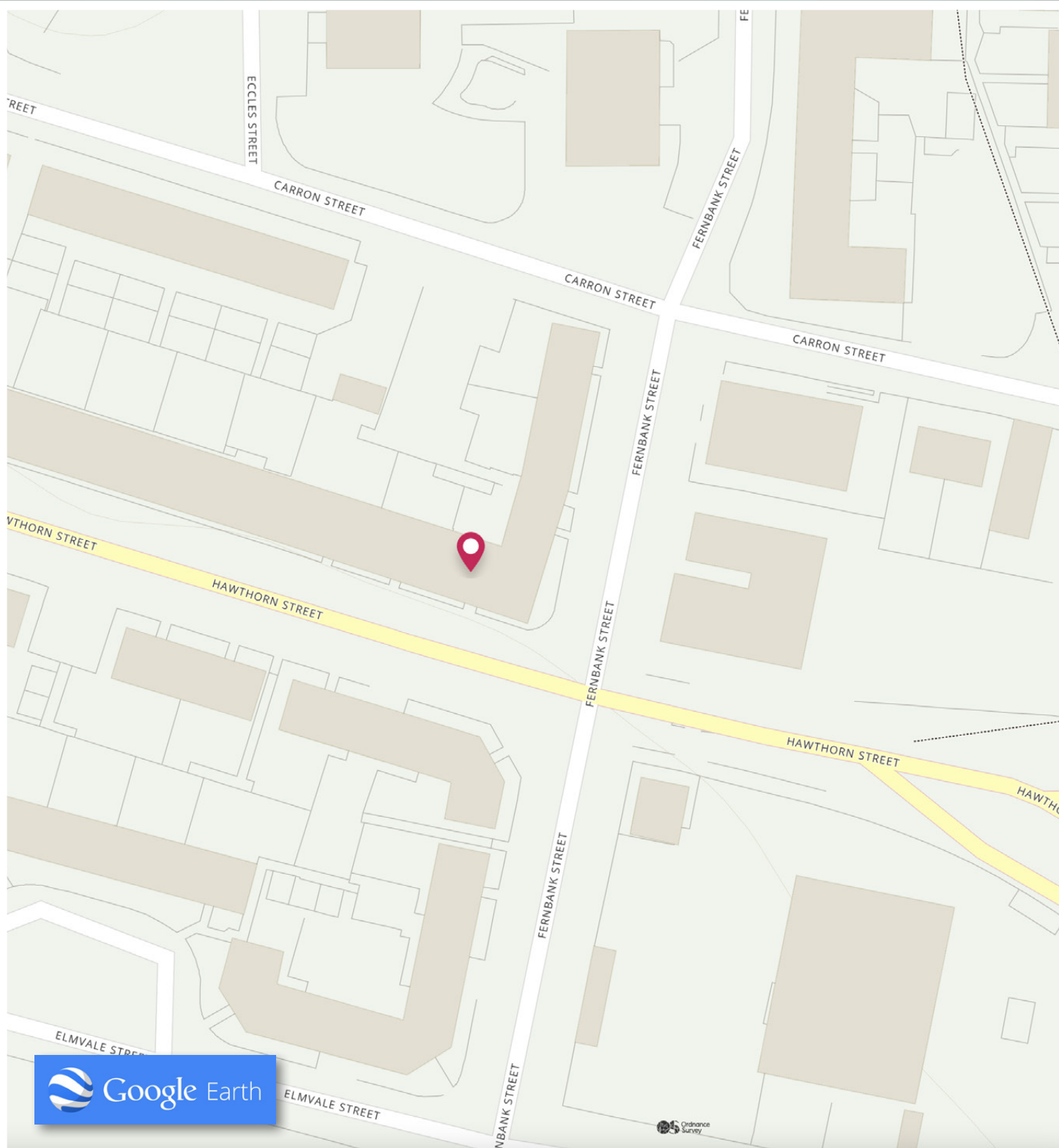




Springburn is situated just outside Glasgow City Centre and provides an excellent selection of local shops and amenities. Petershill park is located minutes away and there are excellent bus links nearby along the A803 Springburn Road.

Close to the St Rollox Business Park with Costco store and 24 hour Tesco. Barnhill railway station a short distance away. The M8 is close by connecting the East and West motorway network.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CONNIE NUGENT
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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