




McEwan Fraser Legal

Solicitors & Estate Agents

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1/2 5 Broomhill Path

BROOMHILL, GLASGOW, G11 7AL



Broomhill Path is a great place to live and commute from. The transport links by bus are frequent and it's a mere ten minutes walk to the heart of Glasgow city centre.

For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is also a good range of schools and amenities within easy reach with all the great social scene the trendy West End has to offer, making it a very popular place to call home.



LOCATION
BROOMHILL



1/2 5
BROOMHILL
PATH



We are delighted to offer to the market this excellent one-bedroom apartment. The property is set in a first-class location and is sure to appeal strongly to a range of buyers including Buy-To-Let investors and First-Time buyers seeking a highly affordable place to call home.

Accommodation comprises a spacious lounge/diner with a large window that allows plenty of natural light to fill the room whilst also helping to create a very relaxing ambience. The shape of the room offers a plethora of furniture configuration options.

The galley style kitchen is highly functional and contains a gas cooker with ample space for a washing machine and side by side fridge and freezer.

The large double bedroom is spacious and contains a mirrored wardrobe storage unit and ample space for free standing furniture. The tiled bathroom has

an electric shower over the bath and a white suite.

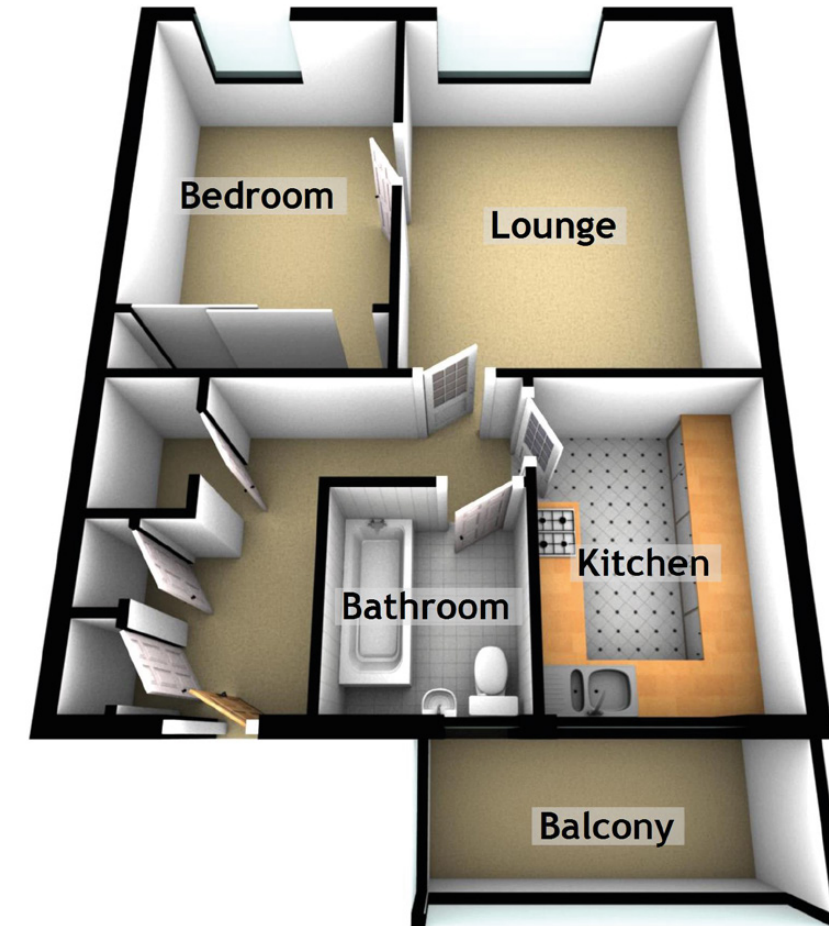
The property also features a balcony that is accessed externally, next to the front door.

Parking is off-street and there is a communal drying area for convenience. An insulated re-clad exterior, double glazing and gas central heating all help to ensure the apartment is always warm and comfortable.

Early viewing is strongly advised for anyone seeking a great Buy-To-Let investment or a highly affordable place for first-time buyers to come home to.



SPECIFICATIONS & DETAILS

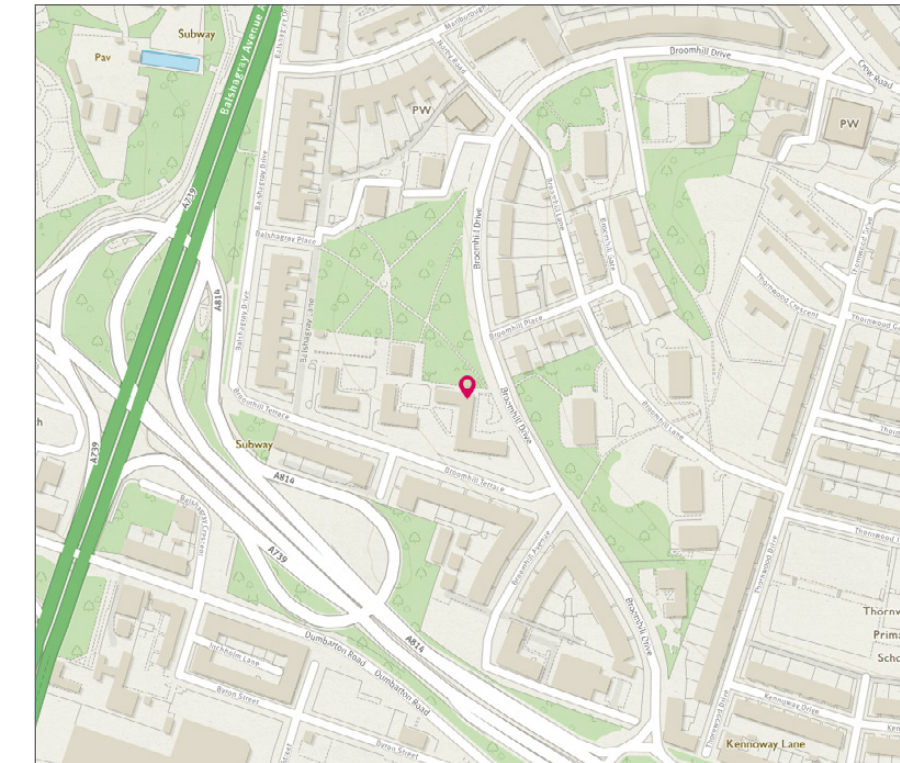


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 2.20m (7'3")
Bedroom	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Balcony	3.20m (10'6") x 1.40m (4'7")

Gross internal floor area (m²): 46m² | 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
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Professional photography
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Photographer



Layout graphics and design
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Designer