

# 18 Burghead Place

GLASGOW, G51 4JR



*Excellent one bedroom ground floor apartment, light upgrade opportunity, fantastic value for money*



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We are delighted to bring to the market this totally individual one-bedroom apartment, set in a traditional red sandstone tenement building. Given the ground floor location, this property could suit a range of potential purchasers including a retired buyer.

The consistent demand for these properties also points to their eternal appeal as a first time buyers 'ideal' place to live. Added to that the massive investment in the nearby Queen Elizabeth University Hospital and the subsequent private rental accommodation demand this has helped to create, it's sure to be a very popular apartment all round.

The property offers prospective purchasers a light upgrade opportunity to purchase and use it as-is or to enhance it with a stunning new kitchen and shower room with a full internal redecoration upgrade which would take this property to a new level of appeal and sophistication for today's market.

## THE LOUNGE



Accommodation comprises a bright entrance vestibule with a good-sized lounge with a feature fireplace.



# THE KITCHEN



The kitchen has a range of floor and wall units with an electric oven and hob. There's ample space for a washing machine and a fridge freezer.



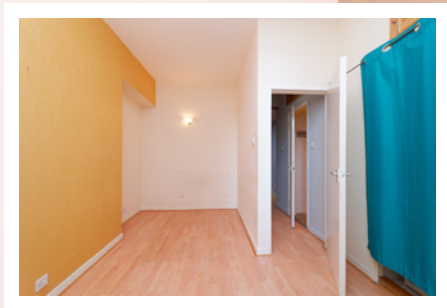




The double bedroom has a built-in cupboard with lots of light coming in from the windows, there's also plenty of room for freestanding furniture.

The tiled shower room has a white toilet and a sink with an electric shower ensuring there's always plenty of hot water for long refreshing showers

## THE BEDROOM





# THE SHOWER ROOM





The apartment is always warm and comfortable courtesy of the convection heating. On-street parking, single glazing.

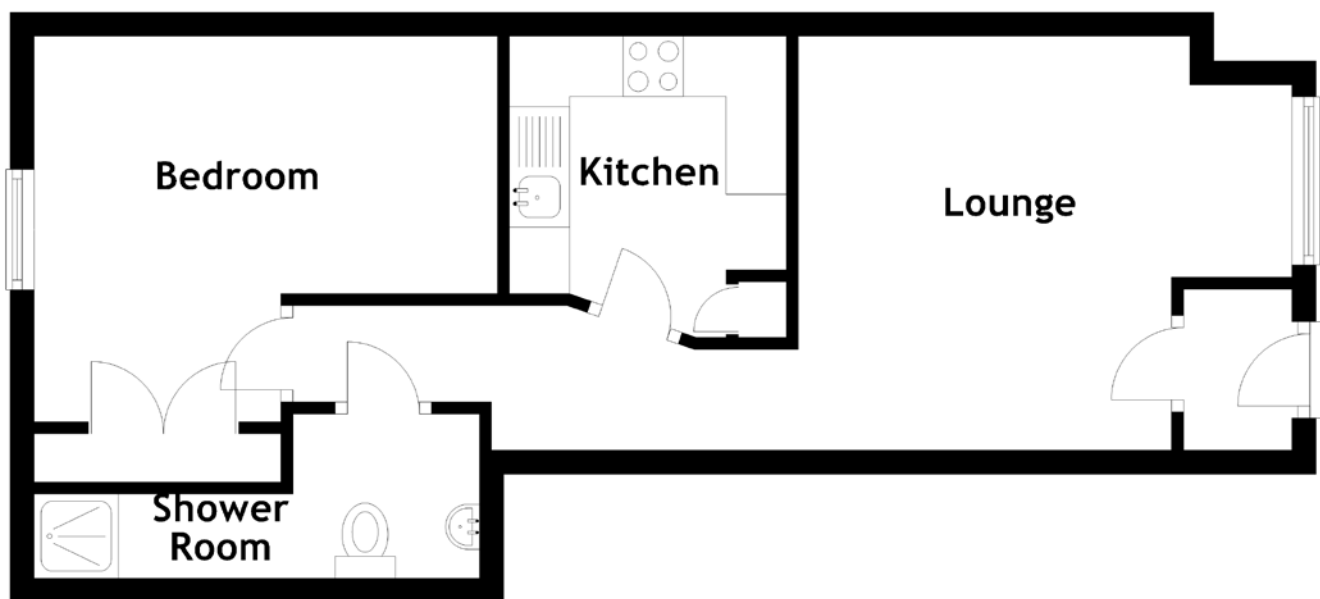
Early viewing is strongly advised for anyone seeking a great one-bedroom apartment which would make an ideal place to call home for a first-time buyer, retiree or a 'smart buy' for a buy to let investor.

# THE EXTERIOR





# FLOOR PLAN, DIMENSIONS & MAP

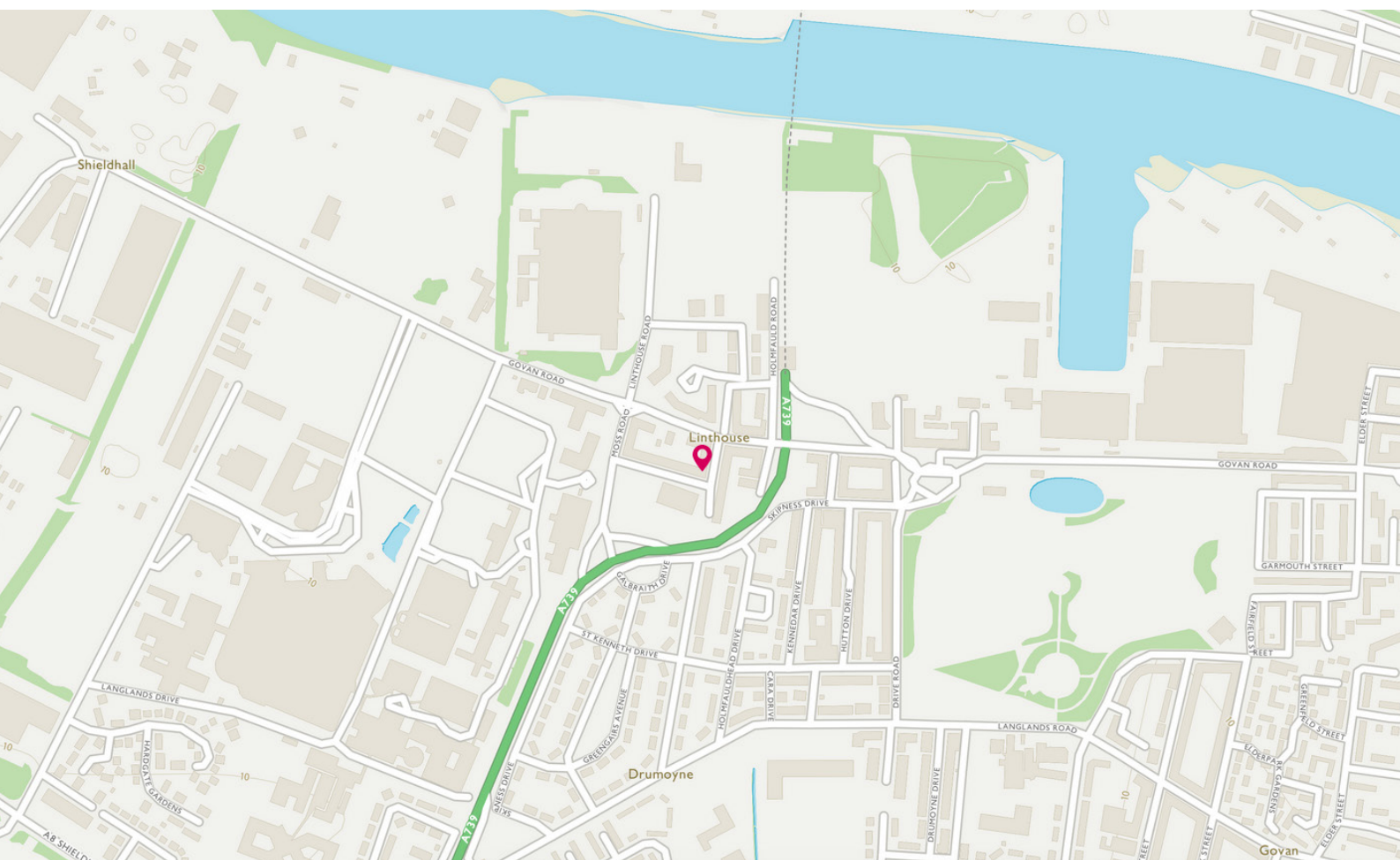


Approximate Dimensions  
(Taken from the widest point)

Bedroom	3.85m (12'8") x 3.20m (10'6")
Shower Room	3.70m (12'2") x 1.36m (4'6")

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	2.50m (8'2") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
EPC Rating: E



# THE LOCATION

The popular area of Linthouse is perfectly placed to live and commute from. Bus and rail links to the city centre are achieved in less than 15 minutes and for those commuting by car the main motorway links and the Clyde tunnel are only 5 minutes away. There are a number of parks for walks such as 'Elder Park' close by and even the nightlife of the 'West End' is only a short taxi ride away.



  
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