

45 Blackburn Street

GLASGOW, G51 1EX



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



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McEwan Fraser Legal are delighted to present to the market this particularly appealing extended semi-detached villa, situated in a desirable location, very close to Glasgow City Centre.

Internally the spacious accommodation has been freshly decorated and finished to a high standard making this a true “walk-in” home. A glance at the floor plan will help to illustrate to room layouts however only viewing will confirm the superb potential this family home offers.

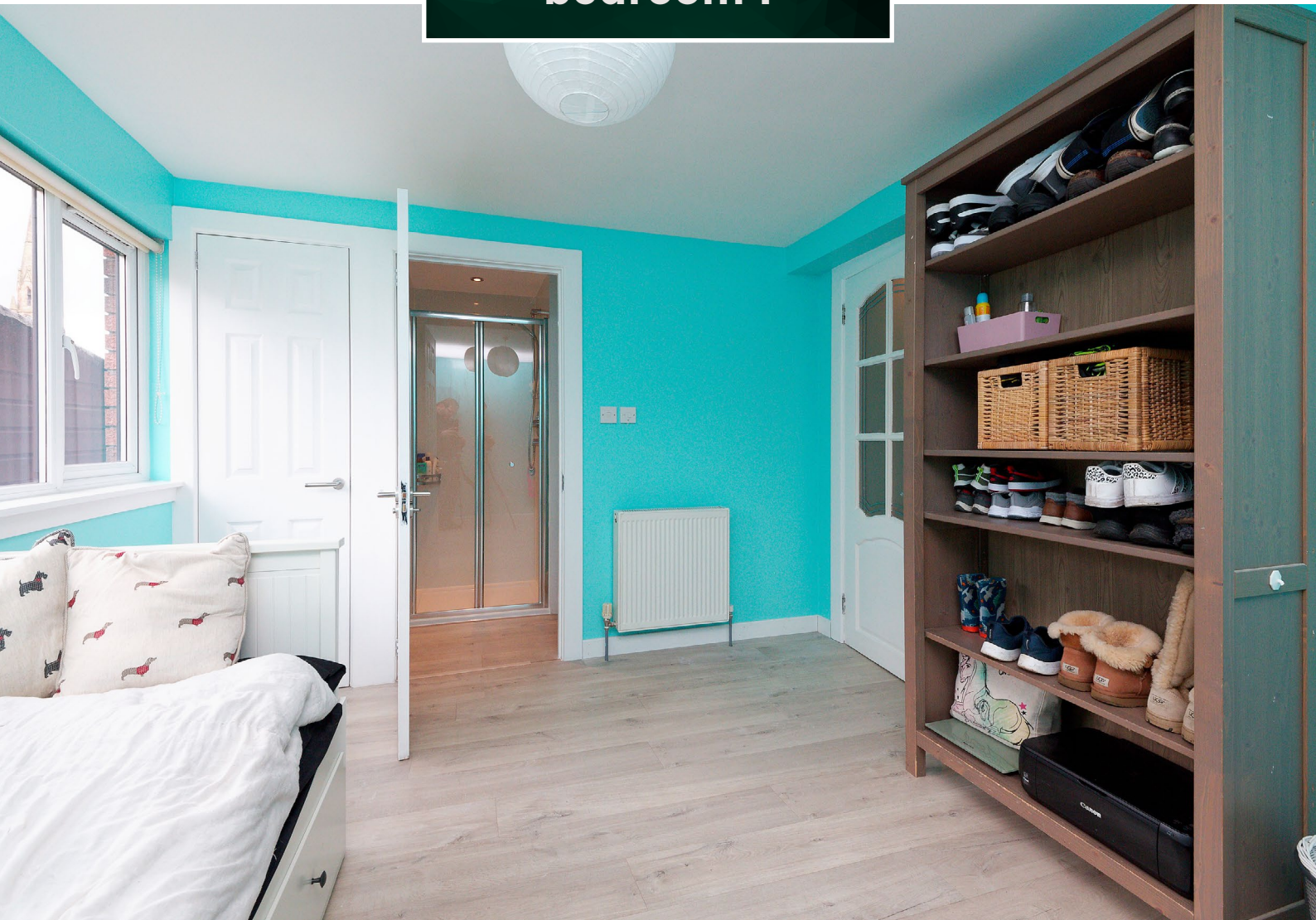
The kitchen/diner is country-style with a beautifully calming grey finish and gas hobs. The living space is very generous in size and would suit a number of furniture configurations. French doors open to the garden. The master bedroom completes the accommodation on this floor and is further enhanced by an en-suite shower room.







bedroom 1







Upstairs are three further bedrooms, all a very good size with plenty of space for free-standing furniture. The family bathroom has also been freshly decorated and the glorious tub will provide a very relaxing space for any discerning buyers.

To the front of the house is a lawn space which makes it a lot quieter than other parts of the cul-de-sac that are next to the road. To the rear of the house is an enclosed garden, which is a real sun trap in the warmer months. Some properties tick every box, this is one of them - viewing is a must.

45 Blackburn Street



bedroom 2





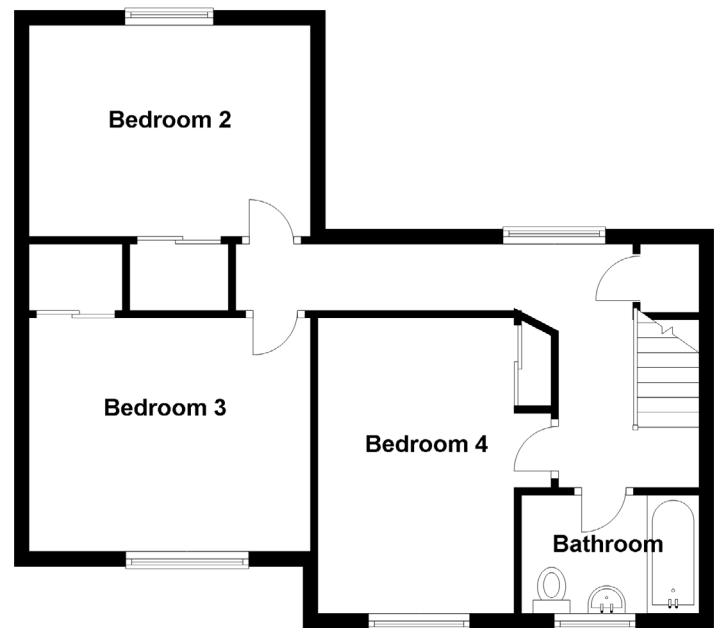
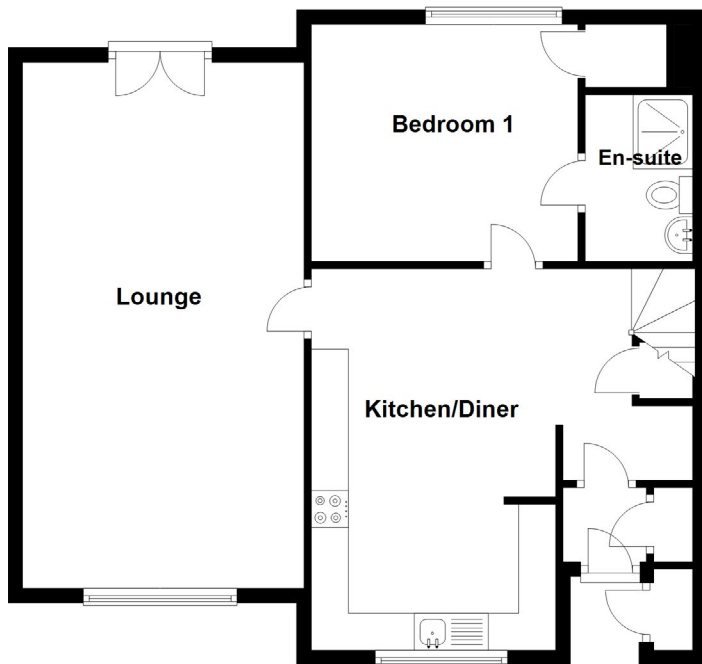
bedroom 3





bedroom 4





Approximate Dimensions
(Taken from the widest point)

Lounge	7.10m (23'4") x 3.80m (12'6")
Kitchen/Diner	5.15m (16'11") x 5.15m (16'11")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
En-suite	2.25m (7'5") x 1.45m (4'9")
Bedroom 2	3.80m (12'6") x 2.85m (9'4")
Bedroom 3	3.80m (12'6") x 3.15m (10'4")
Bedroom 4	4.11m (13'6") x 3.15m (10'4")
Bathroom	2.15m (7'1") x 1.60m (5'3")

Gross internal floor area (m²): 121m²
EPC Rating: C

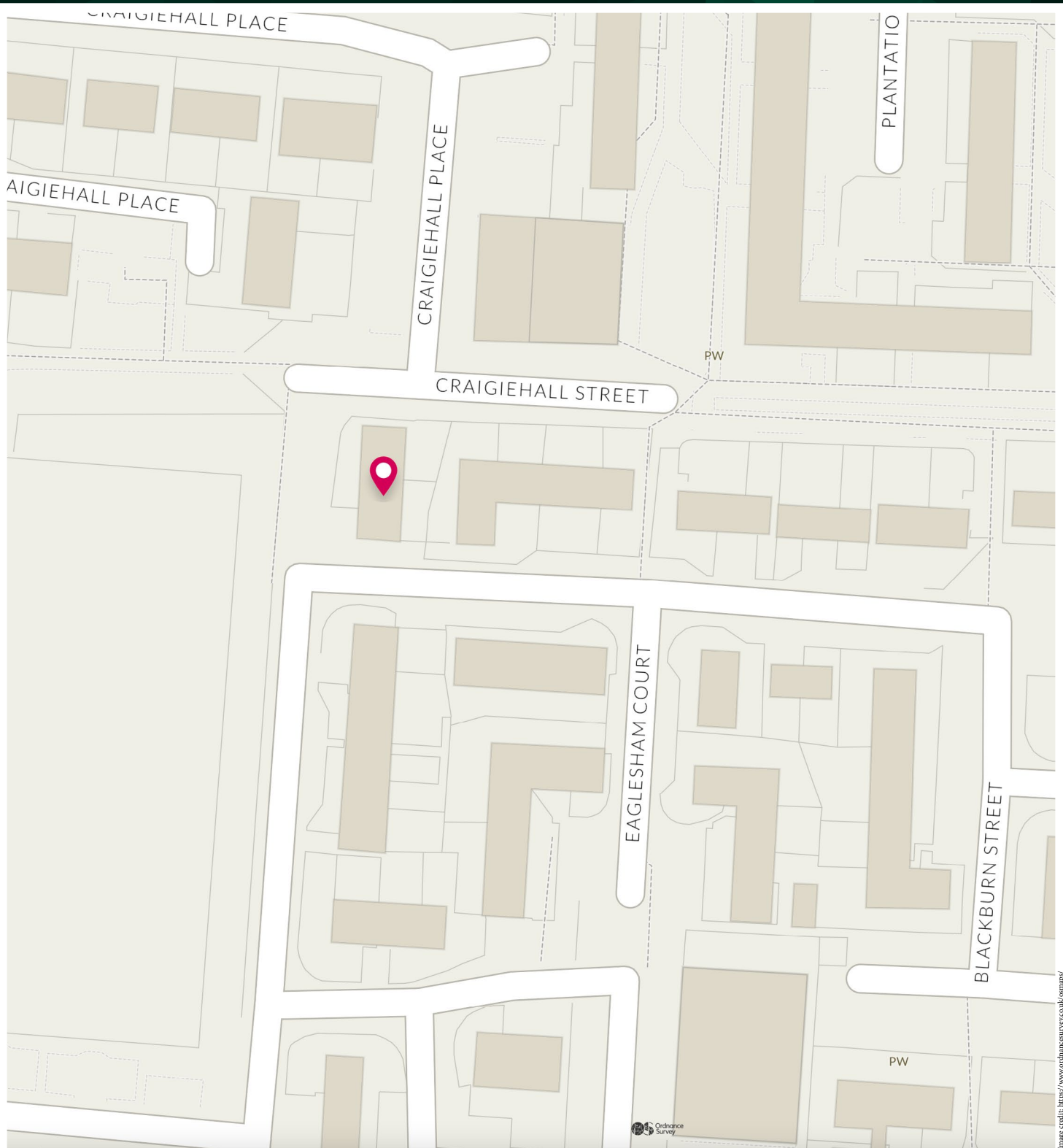
Buyer's Premium Value: £3690





Blackburn Street is part of a popular development within easy reach of Glasgow City Centre. The property is ideally placed for a full range of local amenities along Paisley Road West including shops, schools, sports facilities and the entertainment complex at Springfield Quay. The area benefits from excellent public transport links with bus and subway (Kinning Park) links to Glasgow City Centre and the West End respectively. The growing developments at Pacific Quay including BBC Scotland, the SSE and Hydro arenas are all under a mile and easily accessible by foot as is the City Centre which is just over a mile away. Nearby road and motorway links also provide easy access to Glasgow Airport, the city centre and beyond.

The Location



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