




McEwan Fraser Legal
Solicitors & Estate Agents
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29 Broadholm Street

GLASGOW, G22 6LP



Broadholm Street, Parkhouse in the North East area of Glasgow is a great place to both commute from and to call home. It is only a short distance to Byres road and the trendy West End, for all the bars, cafe's, and restaurants, anyone could ever wish for.

Public transport links are excellent via railway stations at Possilpark and Parkhouse or Ashfield, and up to 6 buses an hour to the city centre.

For those commuting further afield, the main

motorway links are only five minutes drive away. There is also a good range of local nurseries and schools and plenty of options for daily household shopping.

The abundance of local leisure facilities, many within walking distance, range from whitewater kayaking at Pinkston, through many varied attractions, to the local squash and golf clubs. Easy access to the extensive Forth and Clyde canal paths provide further opportunities for leisure and activity.





LOUNGE

We are delighted to offer to the market this excellent two bedroom lower cottage flat, set in the ever-popular Parkhouse area of the city. The property has been systematically upgraded including a new boiler, new flooring, new carpets and contemporary decor throughout, all helping to create an excellent home for any young couple or small family to enjoy.

Accommodation comprises. A spacious bright and contemporary lounge/diner which would suit a range of furniture configurations. The room benefits from a beautiful feature fireplace with large windows which allow an abundance of natural light in and help create a very

relaxing atmosphere to enjoy.

The large galley style kitchen is perfect for the home, finished in a great range of light wood units, with a gas hob, electric oven, integrated freezer with ample space for a washing machine, tumble drier and an under-counter fridge. Freestanding appliances may be available by separate negotiation.

There are two good sized double bedrooms in this lovely property, both with ample space for freestanding furniture, and lots of natural light streaming through them.

The tastefully tiled bathroom contains a contemporary

three-piece suite with chrome radiator and an electric shower over the bath. It's ideal for a long hot shower or a soak after a hard day at the office.

The property is kept warm and comfortable via the double glazing and gas central heating.

Parking is on-street and there's a garden area to enjoy on sunnier days.

Early viewing is essential to fully appreciate this fantastic apartment, it's ideal for any young couple or Buy-To-Let investor.



KITCHEN

29 BROADHOLM STREET GLASGOW, G22 6LP

BEDROOM 1



29 BROADHOLM STREET GLASGOW, G22 6LP



BEDROOM 2

29 BROADHOLM STREET GLASGOW, G22 6LP

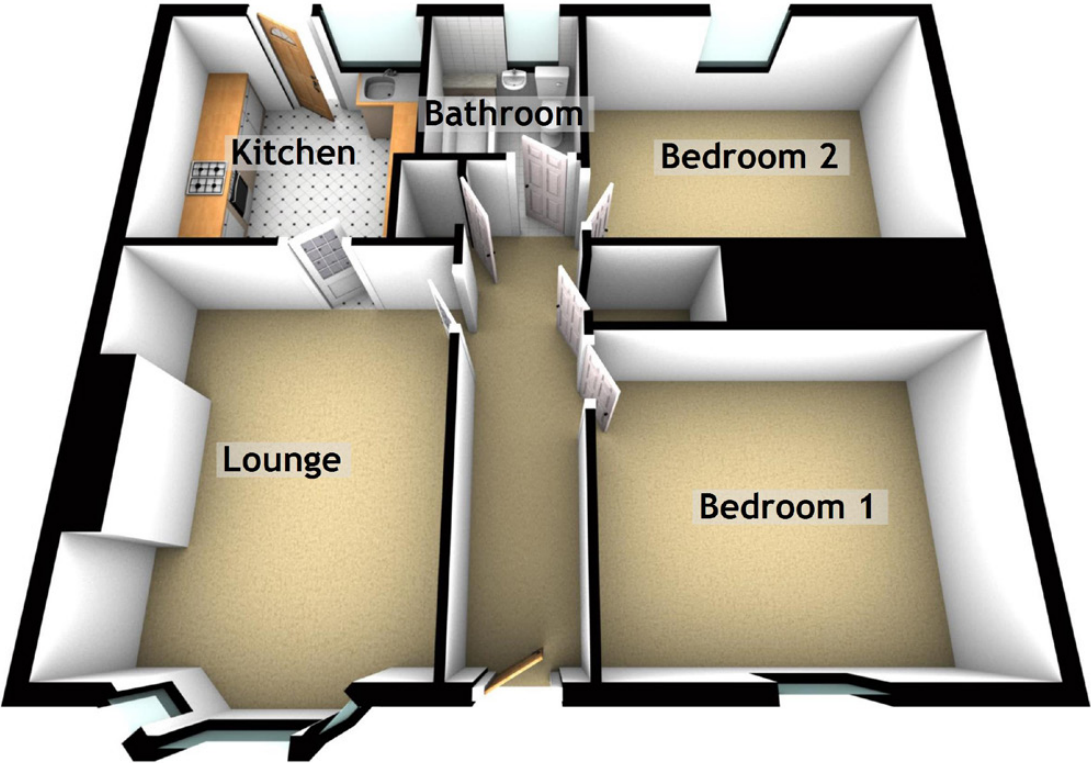
BATHROOM



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SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

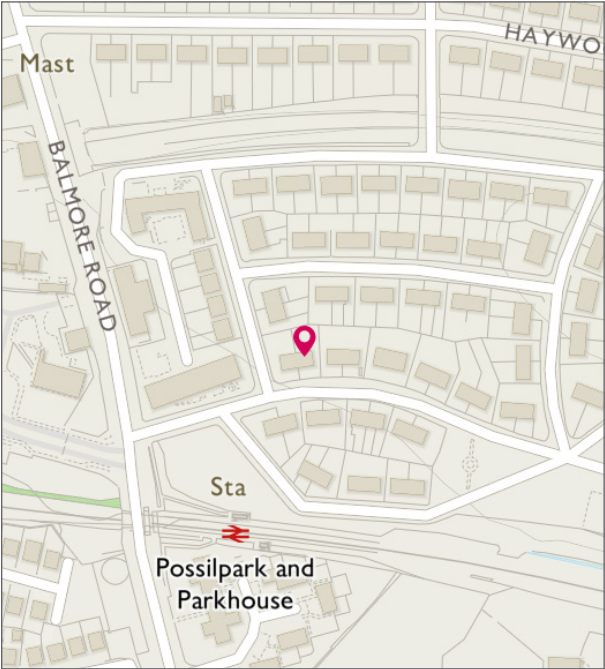


Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 3.10m (10'2")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 63m² | EPC Rating: C

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.





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Part
Exchange
Available

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Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer