

7 Broughton Road

SUMMERSTON, GLASGOW, G23 5HL



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



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Excellent one-bedroom end-terrace apartment, requires light kitchen upgrade, perfect for first-time buyers



We are delighted to bring to the market this excellent one-bed end-terrace apartment, set in a quiet and peaceful street which has a real sense of community around it. These properties are a genuine triumph of design, from the attractive brick exterior to the highly functional internal layout, they lend themselves beautifully to the needs of any couple or first-time buyers. Equally, they would make a perfect Buy-To-Let investment property as they offer exceptional value for anyone looking to start their own property empire.

THE LOUNGE



The accommodation consists of a bright and spacious lounge which, due to its shape, would suit a range of furniture configurations. Clever use of the space would also allow a small dining table if required.

THE KITCHEN



The kitchen is placed just off the lounge and is a good size. Although functional, ideally it requires an upgrade which when completed would provide a very efficient space for food preparation. The layout easily allows space for a washing machine, dishwasher and fridge freezer.



The bedroom is bright and fresh with built in wardrobes that offer plenty of storage space, along with ample space for free-standing furniture. The tiled bathroom is nicely presented with a white suite and an electric shower within a quadrant enclosure, ensuring an instant supply of hot water on demand for showering.

The home has double glazing but would benefit from installing central heating. There is ample storage space to keep the apartment tidy and clutter free at all times, including a large cupboard off the hall.

THE SHOWER ROOM



THE BEDROOM

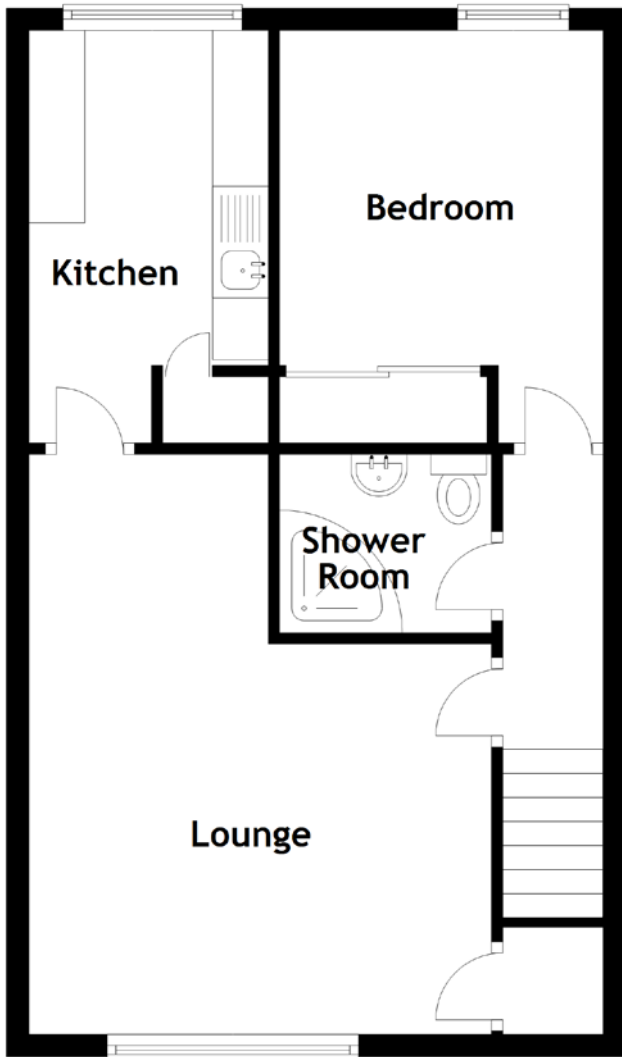


There is also plenty of parking adjacent to the apartment and the surrounding garden landscapes are pleasing to come home to. Early viewing is strongly advised for anyone searching for a great value starter home where they can put their own stamp on it.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



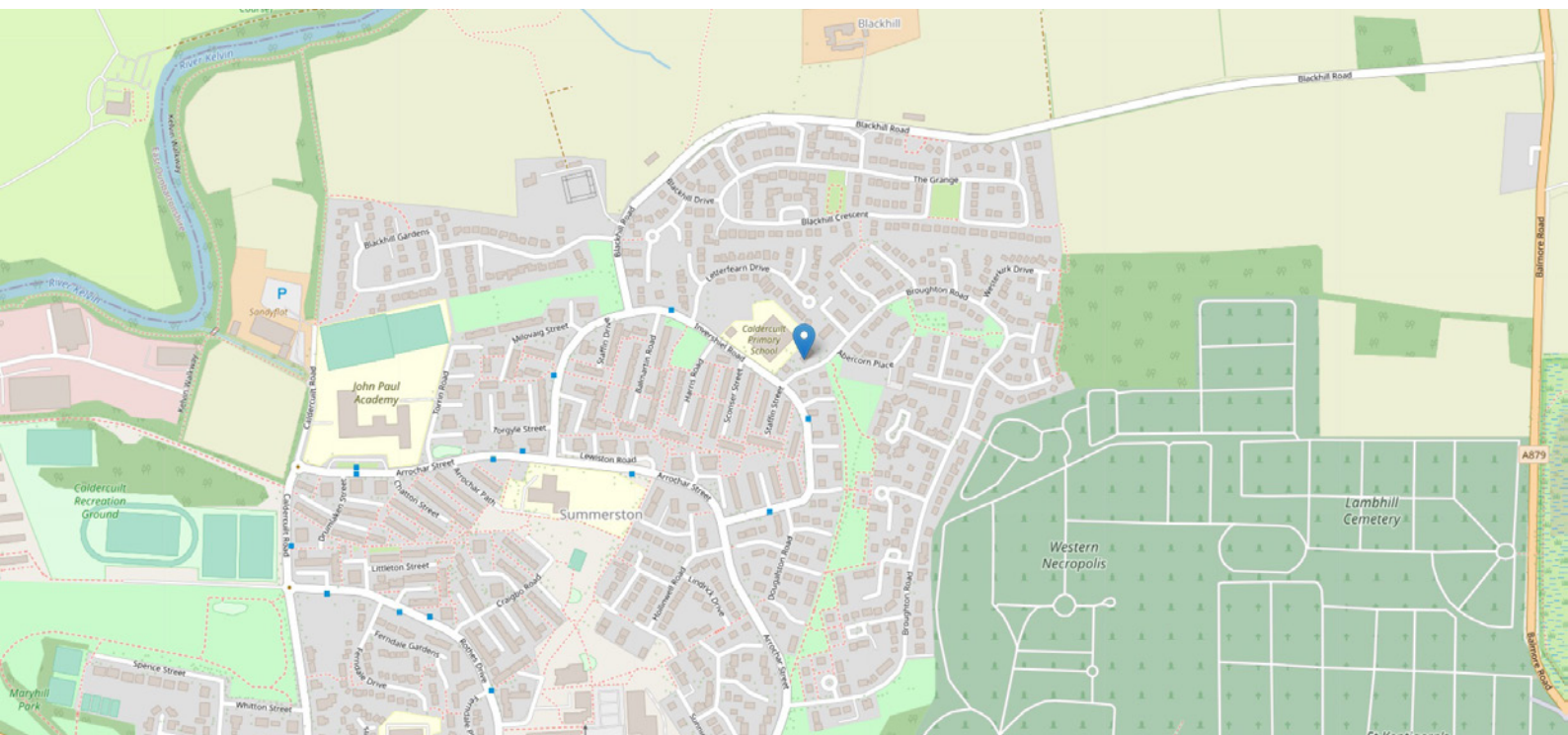
Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.15m (13'7")
Kitchen	3.70m (12'2") x 2.15m (7')
Bedroom	3.70m (12'2") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 46m²

EPC Rating: D

Buyer's Premium Value: £1500.00



THE LOCATION

Summerston is situated on the boundary of East Dunbartonshire and Glasgow city centre and offers the best of country living with the buzz and energy of the city. Bearsden and Milngavie are ten minutes away, whilst the tranquillity and beauty of Loch Lomond National Park, one of the West Coast's most beautiful spots, is just a short fifteen-minute drive away.





The local train stations at Summerston and Maryhill are all just a short drive away and offer a regular service into Glasgow's Queen Street and Central stations. In addition, there is a good bus network offering a great service around the local area. This well-established area has a good mix of primary and secondary schools. There is also a collection of shops and restaurants nearby, whilst the popular West End is also within easy reach.




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