

# 7 Haughburn Terrace

POLLOK, GLASGOW, G53 6AA



*A SPACIOUS THREE BEDROOM  
GROUND FLOOR FLAT*



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We are delighted to bring to the market this spacious three-bed ground floor flat, set in a popular family-friendly area known for its neighbourly spirit.

The property is accessed through a well looked after close and access to the flat thereafter. Number 7 would make an ideal starter home for a young couple or for anyone seeking a home all on one-level.

The accommodation comprises a spacious lounge that is flooded with natural light, which given its shape would suit a range of furniture configurations and the feature fire gives the room a real cosy feel. The kitchen has a range of floor and wall mounted units with a host of integrated appliances and space provided for free-standing appliances. The breakfast bar will be popular with all members of the family.

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There are three good-sized bedrooms, all with ample space for free-standing furniture. The wet room completes the accommodation internally. The home is kept warm and comfortable via double glazing and gas central heating.



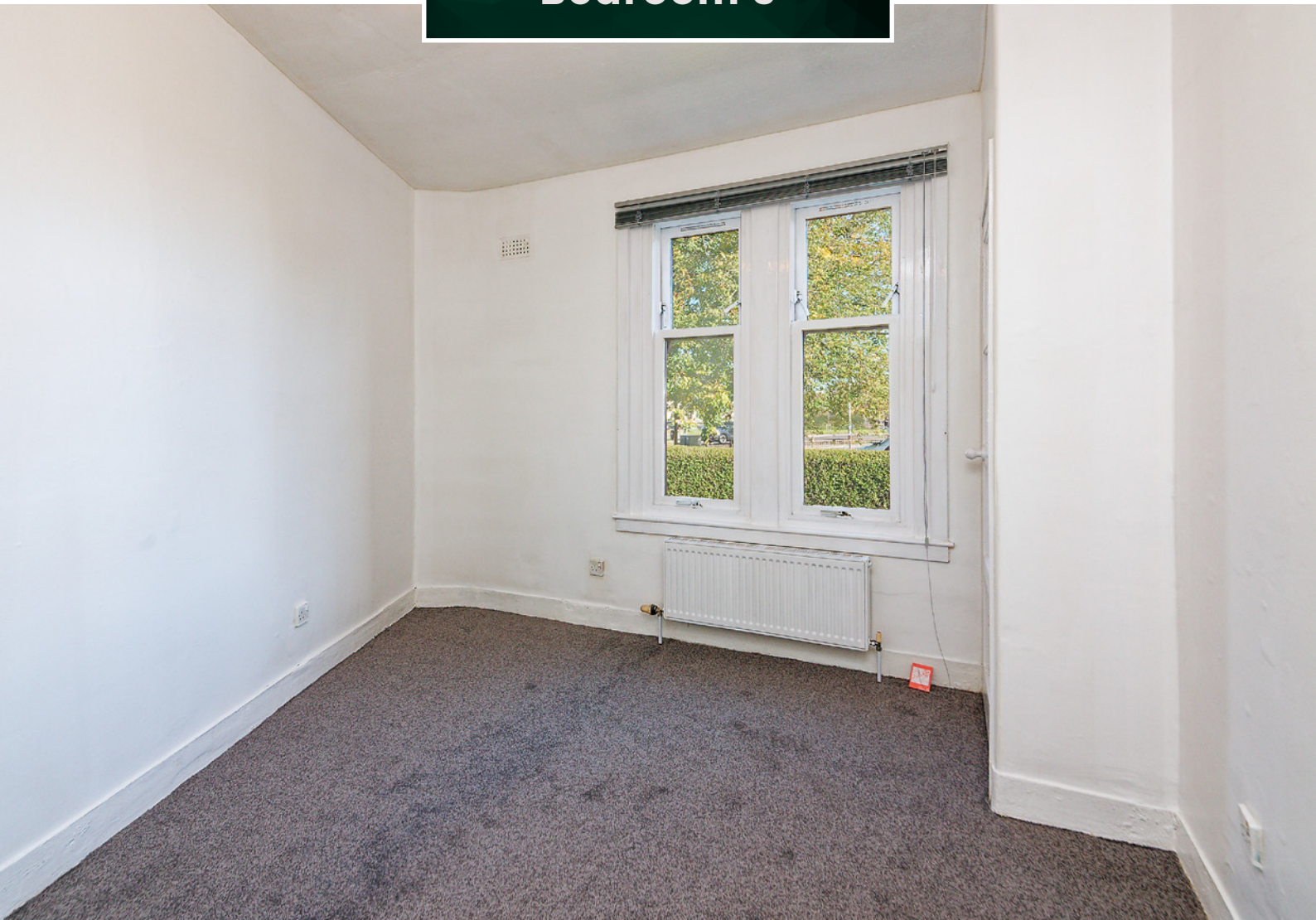


**Bedroom 2**



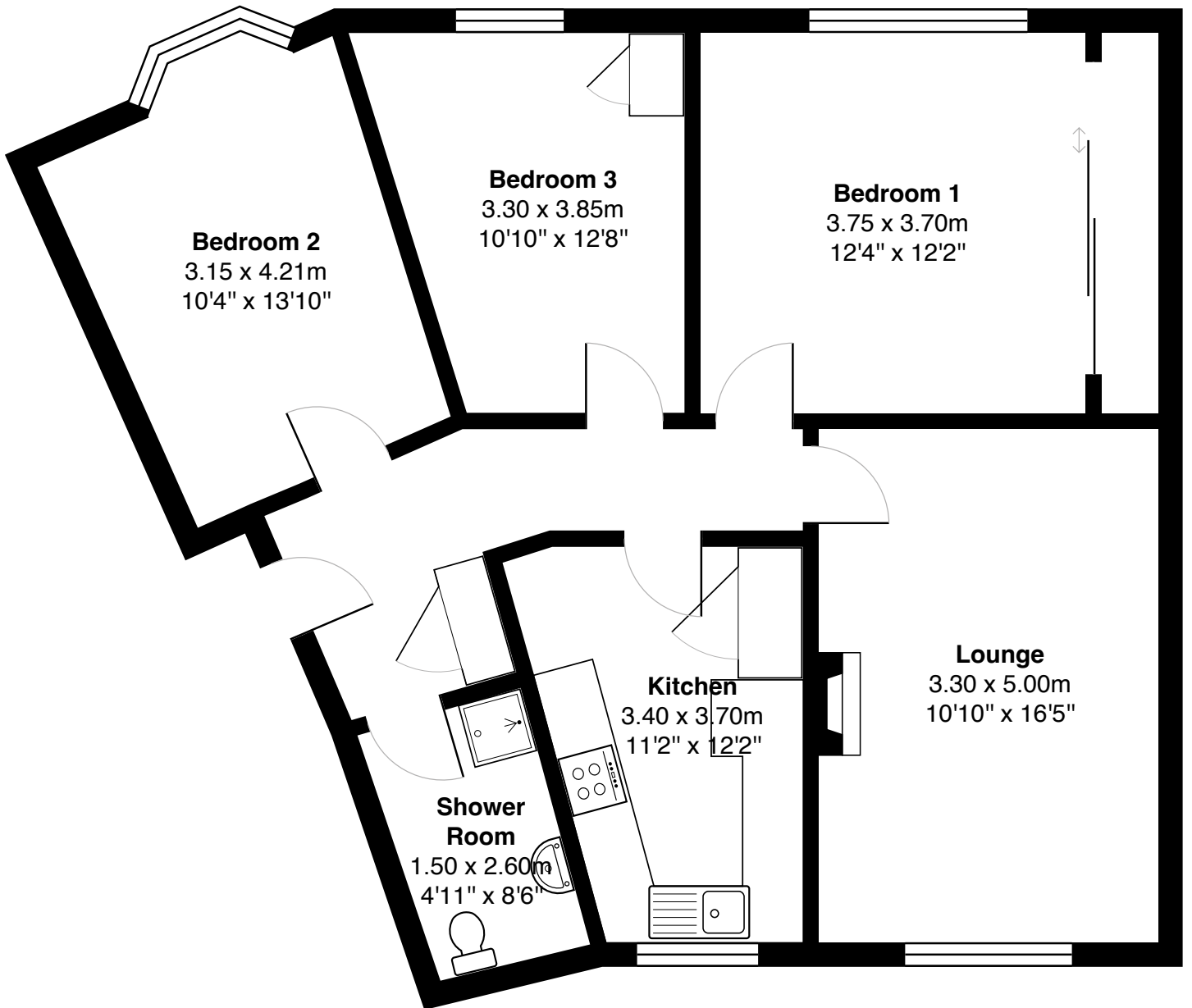


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: C



The garden space is generous, on sunnier days it will offer a great place to relax and unwind.



7 Haughburn Terrace, Pollock is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere six miles 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 an excellent range of schools and amenities including Silverburn shopping centre all within easy reach, making it a very popular place to call home.



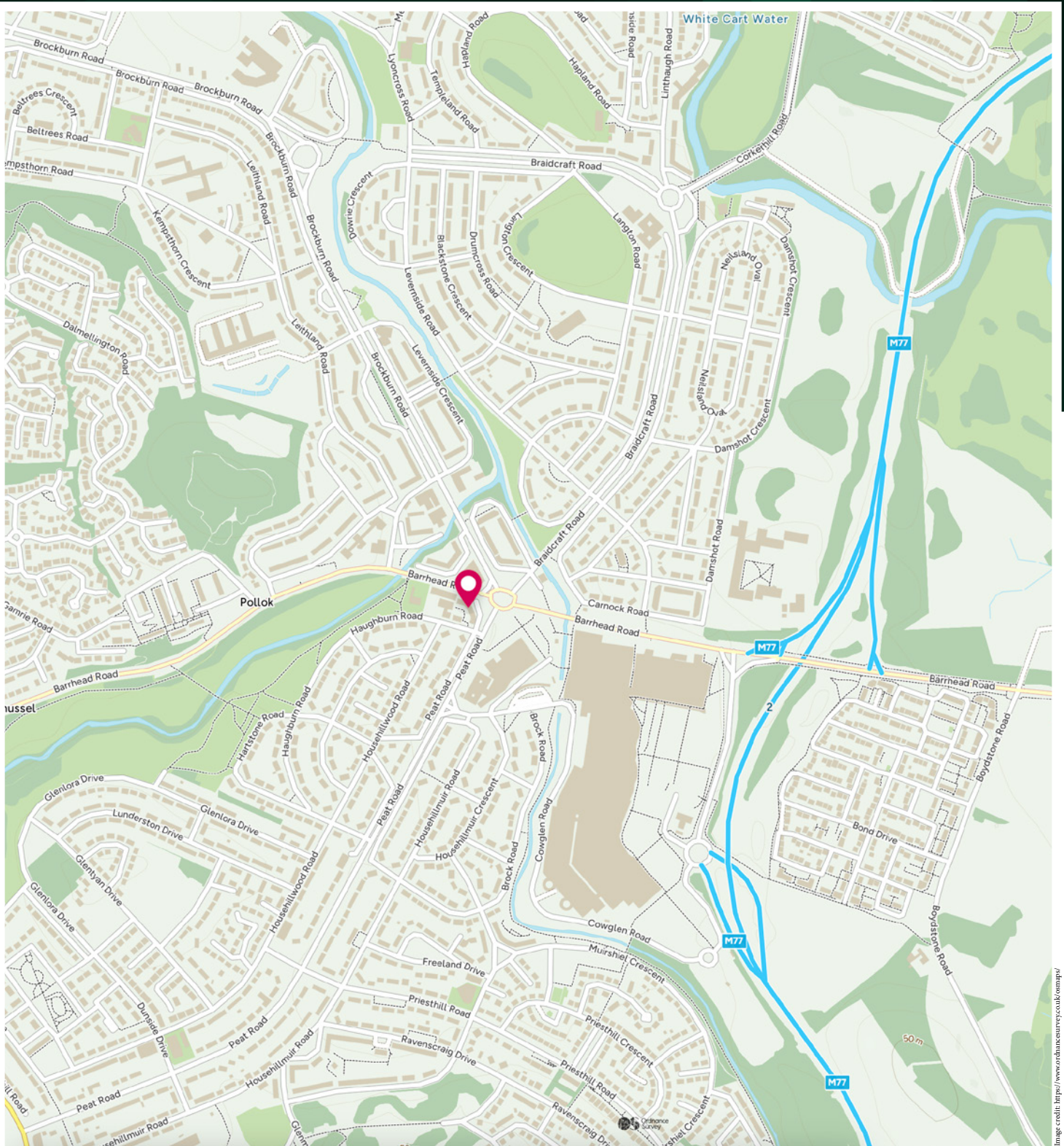


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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