

# 0/2 37 Burghead Place

GLASGOW, G51 4QL



*Beautiful two bedroom flat with security door  
and rear garden grounds*



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We are delighted to present to the market this beautifully presented ground floor flat set within an impressive red sandstone building. The specification of the property included: gas central heating, a security door entry system and communal garden grounds to the rear of the property. Due to the ground floor location, this property is accessible to all. The constant demand for these properties makes this accommodation very attractive to first-time buyers. A popular property all round.

# THE LOUNGE



The accommodation on offer comprises a spacious welcome reception hallway, well-proportioned lounge, modern kitchen with integrated oven and hob, and a stunning dining room with the option to turn into a second bedroom.



# THE KITCHEN





# DINING ROOM/BEDROOM



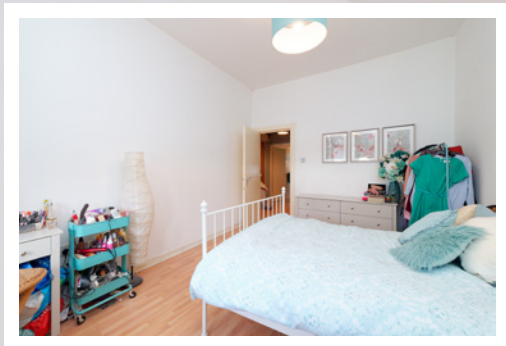




The master bedroom is bright and double-sized with generous space for free-standing furniture.

The three-piece bathroom is fitted with a shower over the bath.

# THE MASTER BEDROOM





# THE BATHROOM





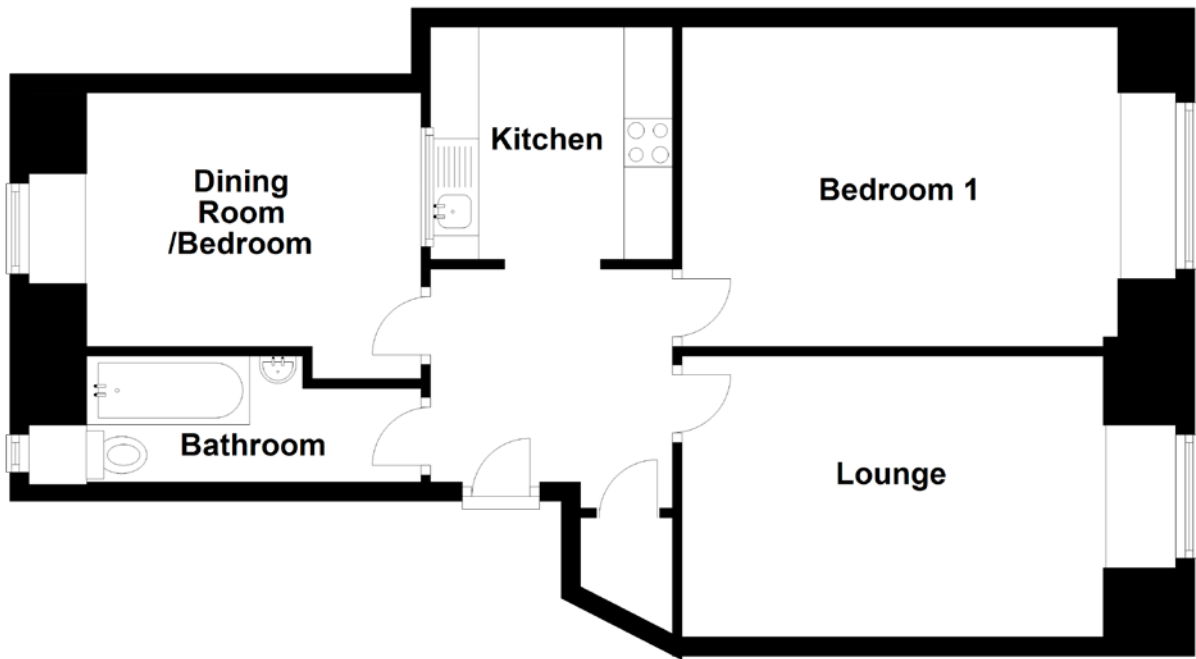
Early viewing is strongly advised for anyone seeking a great two-bedroom apartment which would make an ideal place to call home for a first-time buyer, retiree or great opportunity for a buy to let investor.

# THE COMMUNAL GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

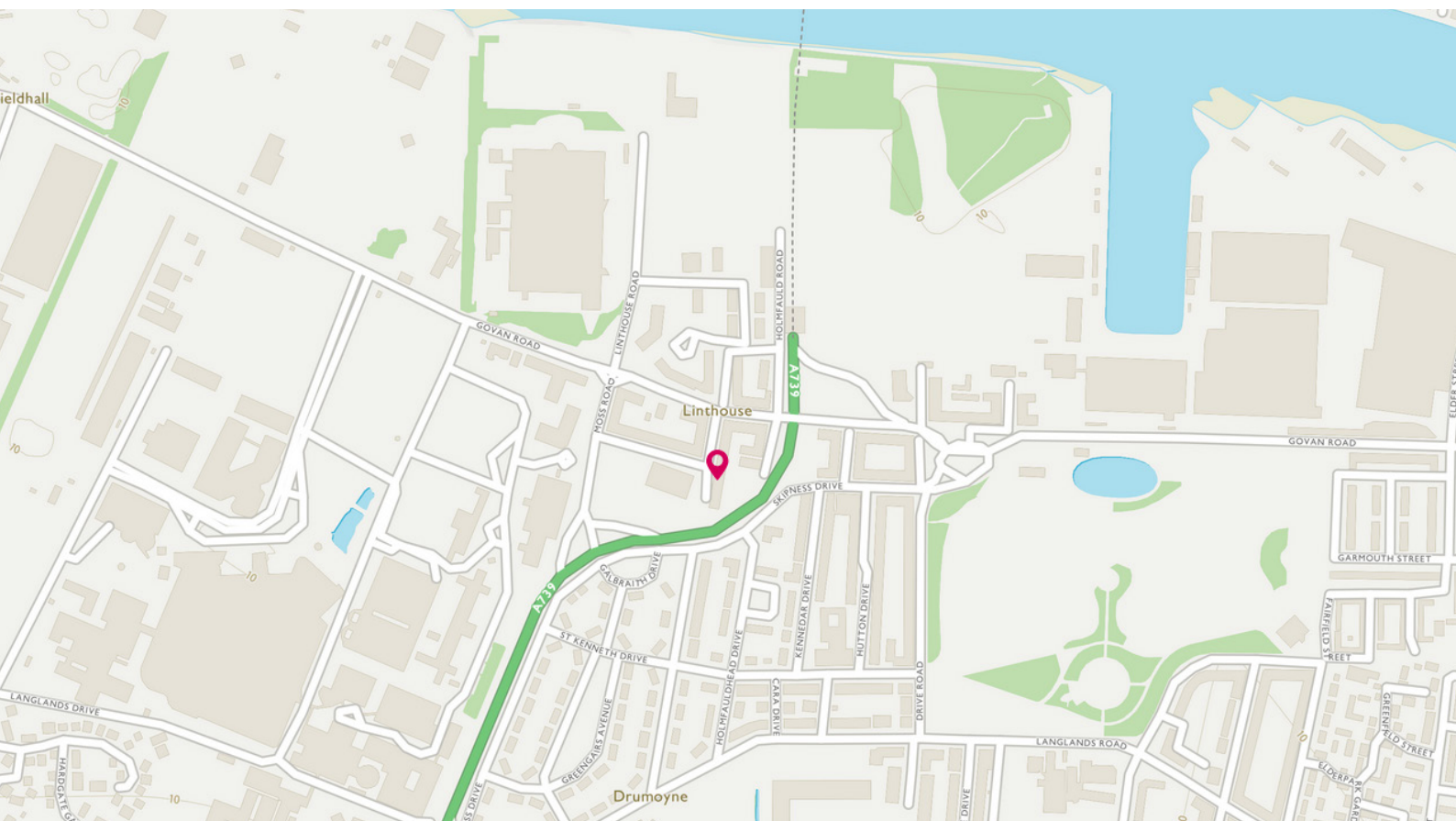


Approximate Dimensions (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.35m (14'3") x 4.32m (14'2")  |
| Kitchen   | 2.50m (8'2") x 2.40m (7'10")   |
| Bedroom 1 | 4.50m (14'9") x 3.30m (10'10") |

|           |                              |
|-----------|------------------------------|
| Bedroom 2 | 3.45m (11'4") x 2.95m (9'8") |
| Bathroom  | 4.05m (13'3") x 1.30m (4'3") |

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

The property is situated in the southwest of Glasgow and It is extremely well situated for a variety of local amenities and transport links.







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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