



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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0/2, 2 Springfield Gardens

GLASGOW, G31 4JA

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Springfield Gardens is an excellent Bellway Homes redevelopment of the old Barr's Irn Bru factory. This quiet development is a mixture of flats and houses representing an oasis in the heart of the sought after Parkhead area of Glasgow's East End. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities including the Sir Chris Hoy Velodrome, Crownpoint Sports Complex, Glasgow Green and The Forge Retail Park which are all within easy reach.

The property is ideally located to provide access to the city centre, Glasgow Caledonian University, the University of Strathclyde and Glasgow Royal Infirmary. Regular bus and rail services run to and from the city centre and surrounding area while the M74 is within very easy reach providing access to the whole central belt and beyond.

We are delighted to offer to the market, this stylish and spacious two bedroom ground floor apartment, set in a beautiful development of modern apartments.

The property is offered in walk-in condition and benefits from just having undergone some redecoration.

Accommodation comprises a bright and airy open plan lounge/diner. The abundance of natural light

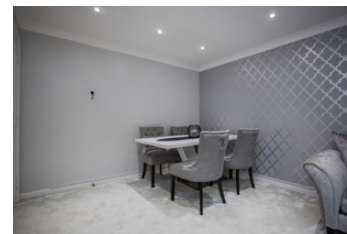
flooding in along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family.

The modern kitchen is ideal for the apartment, finished in a lovely range of cream units, with a gas hob, double electric oven, integrated fridge freezer, dishwasher and space for a freestanding washing machine.

To help ensure the apartment is always clutter free, there's ample storage space throughout. The tiled bathroom is bright and fresh with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers.

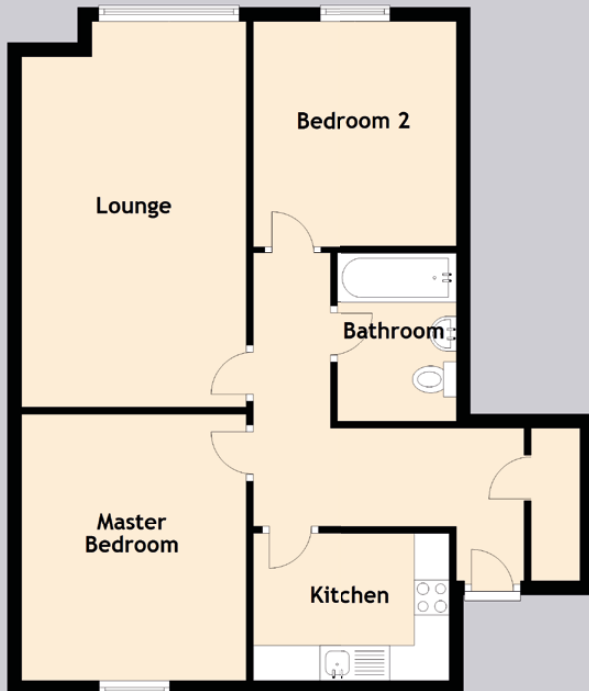
There are two good sized bedrooms in this apartment; both have ample space for free standing furniture. The apartment is always warm, comfortable and secure via the double glazing, gas central heating, and a secure entry system. There is residents' secure parking in the area adjacent to the building.

This is a property that has really been enjoyed by the current owners, given its well-appointed accommodation, ground floor position and easy reach, convenient location. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and charm, and where all the hard work has already been done.



# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.20m (10'6")
Kitchen	2.80m (9'2") x 2.10m (6'11")
Master Bedroom	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: B

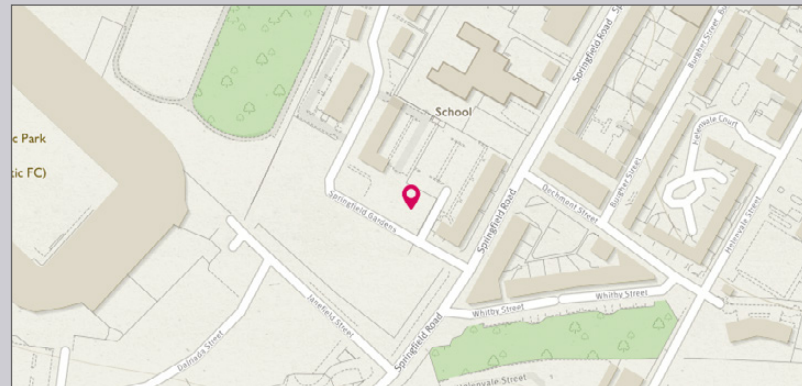


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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