

# 9 Broughton Road

SUMMERSTON, GLASGOW, G23 5HL



*Stunning fully refurbished one-bedroom main-door upper flat finished to a high standard, offered in true walk-in condition with no onward chain*



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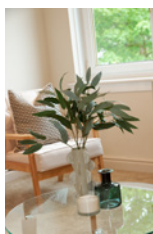
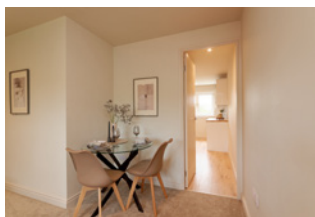
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McEwan Fraser Legal is delighted to present 9 Broughton Road, a beautifully refurbished one-bedroom upper flat finished to a high standard throughout and set within a popular Summerston location. Recently upgraded, the property benefits from a brand new bathroom, new heating system, fresh décor and stunning flooring throughout. The modern kitchen includes new appliances, while the generous double bedroom features fitted wardrobes. With no onward chain, this is an ideal first-time buy or investment opportunity.

Entering the property, you are welcomed into a bright entrance hallway with stairs leading to the upper level, where all accommodation is accessed. The layout is well planned, with the lounge and kitchen to the front, the bathroom centrally positioned, and the bedroom quietly set to the rear. There is also access to the loft and excellent storage throughout.

## THE LOUNGE



The lounge is a warm and inviting space, enhanced by a large front-facing window that fills the room with natural light. Finished in neutral tones, it offers flexibility for any style. A defined dining area sits comfortably within the space, making it ideal for both everyday living and entertaining. The room also benefits from new carpeting, a useful storage cupboard and a newly installed high-retention storage heater.

# THE KITCHEN



The kitchen is accessed from the lounge and is arranged in a practical galley style. It is fitted with modern units, a new electric cooker, oven and hood, and offers generous worktop space. A tiled splashback adds a stylish finish, while a pantry cupboard provides excellent additional storage. There is also space for freestanding appliances.





The bathroom has been fully upgraded and now features a sleek, modern suite with a marble-effect wet wall, a new shower, basin and toilet. It is designed to be both stylish and easy to maintain. The bedroom is positioned at the rear of the property and is a well-proportioned double, easily accommodating a king-size bed. It has been tastefully decorated and includes fitted wardrobes, adding to the practicality of the space.

## THE BATHROOM



# THE BEDROOM



a well-proportioned double, easily accommodating a king-size bed

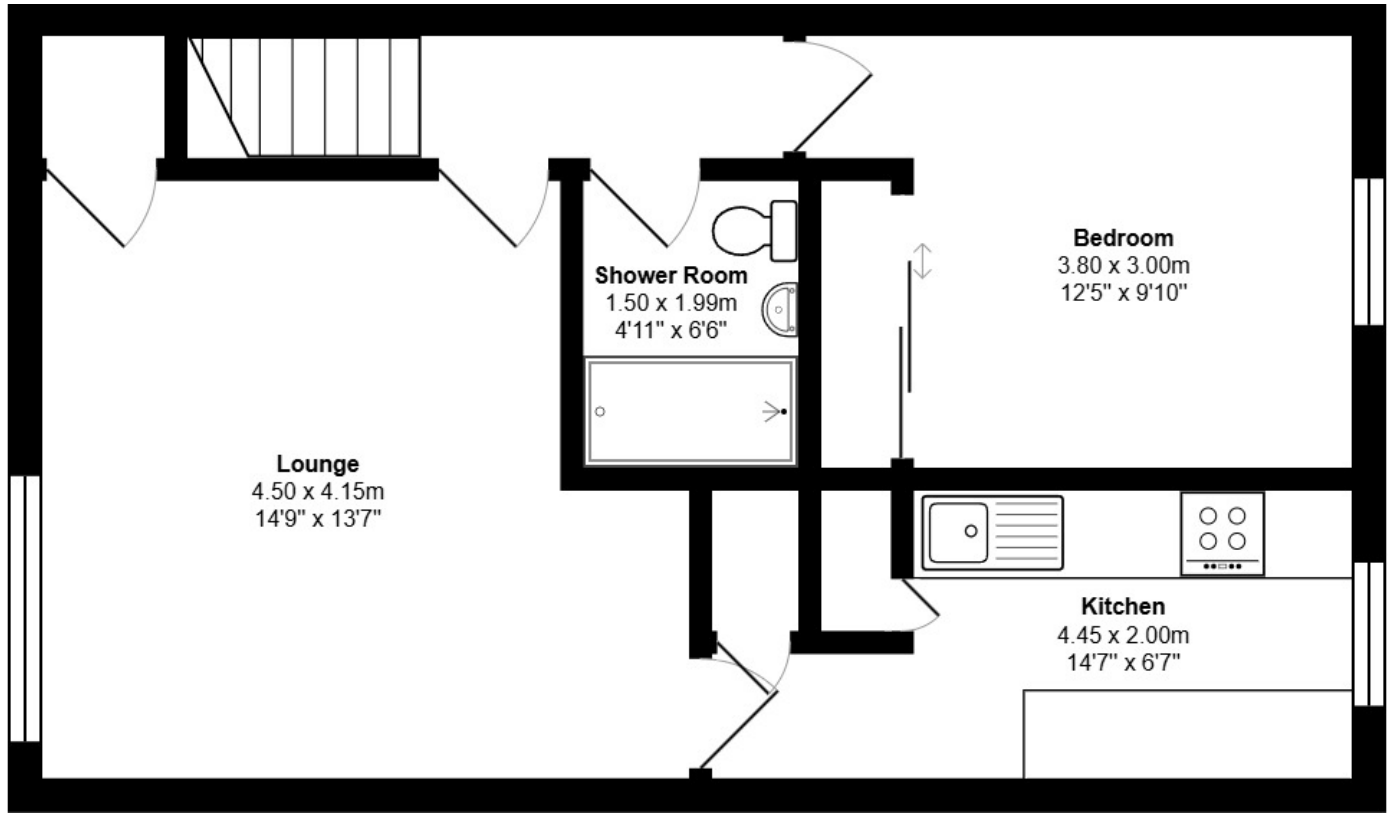


Further benefits include double glazing throughout, ample on-street parking nearby and well-maintained communal grounds. Early viewing is highly recommended.

# EXTERNALS

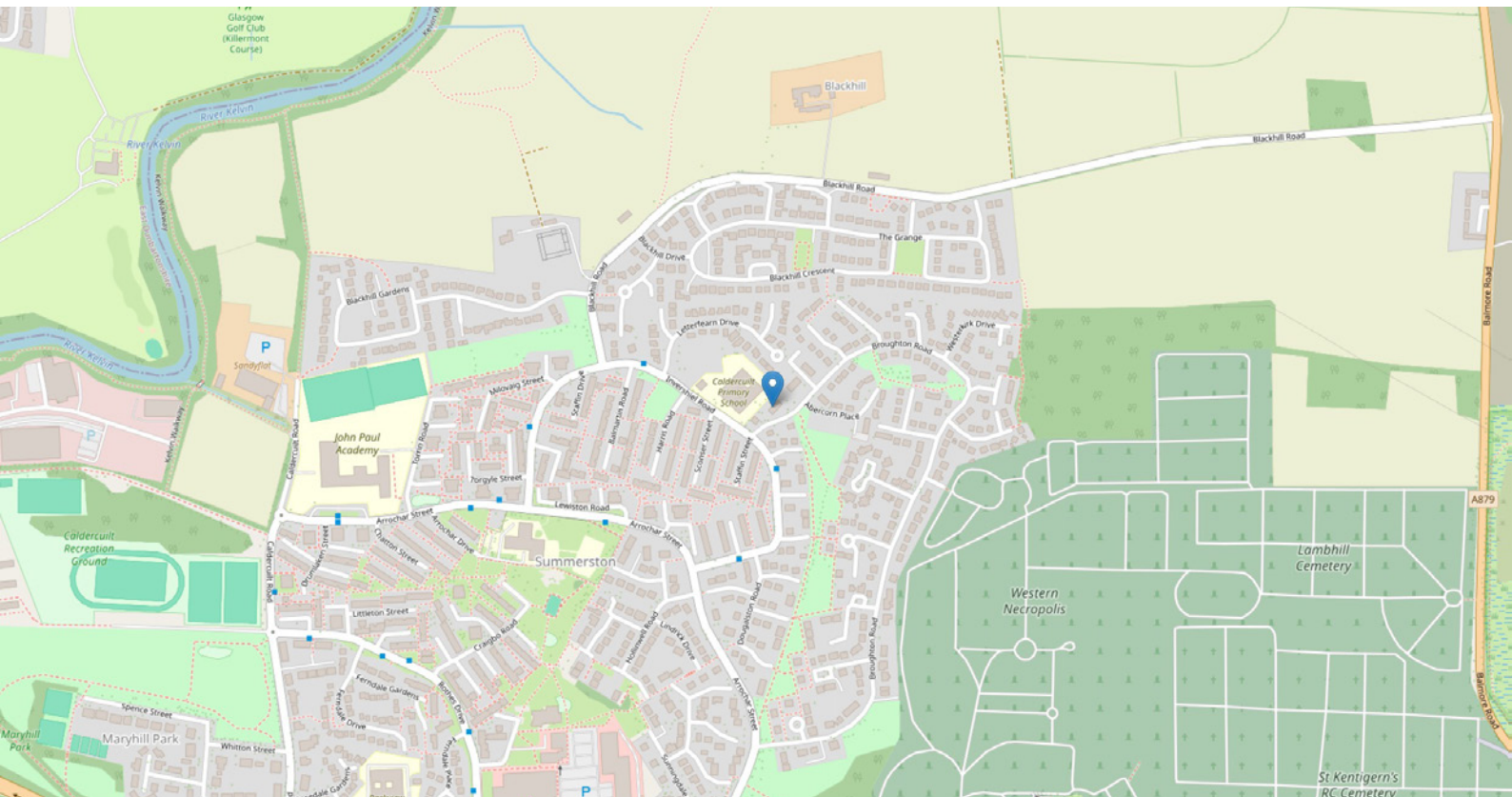


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Broughton Road is located within a popular residential pocket of Summerston, offering a great balance of convenience and green space. Local amenities are close by, including shops, supermarkets such as Asda, and both primary and secondary schooling.

The area is well served by public transport, with regular bus services and both Summerston and Gilshochill train stations within walking distance, providing easy access to Glasgow city centre.

For leisure and lifestyle, the West End is just a short drive away, offering a wide range of bars, restaurants, cafés, and cultural attractions including the Botanic Gardens and the University of Glasgow. This makes the property an excellent choice for commuters and those looking to enjoy everything the city has to offer while living in a quieter residential setting.



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