



Burnbrae Street
Glasgow, G21 4LB

move n

Burnbrae Street
Balornock
G21 4LB

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



move 
www.moveonhomes.co.uk

01698 757 125

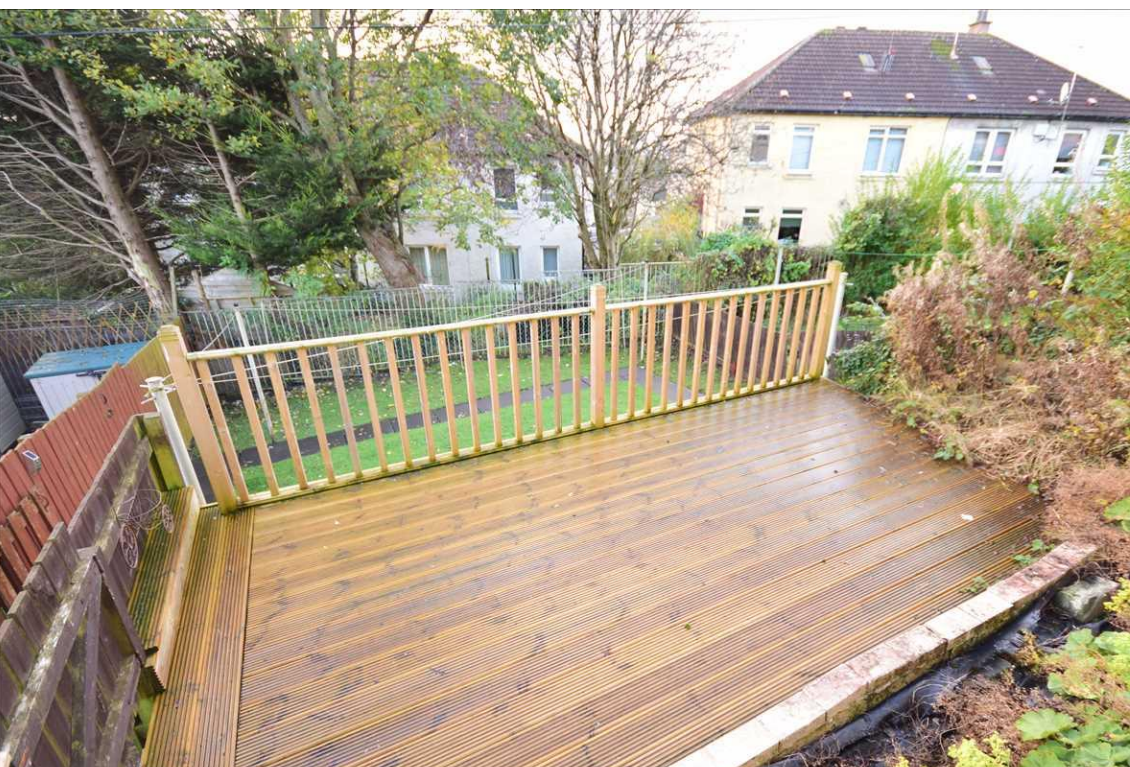
KEY FEATURES

- Ground floor flat with own main door entry
- Bright lounge with space for dining and feature fireplace
- Fitted kitchen with oak coloured wall and floor units and a breakfast bar area
- 2 bedrooms
- Modern shower room
- Large storage cupboard in hall
- Monoblock driveway to the front. Own garden to rear with decked patio area and drying green
- Close to local amenities and transport links with easy access to Glasgow City Centre
- Close to The M8 motorway
- COUNCIL TAX BAND: A - EPC RATING:C

move  on

www.moveonhomes.co.uk









Burnbrae Street, Balornock, G21 4LB

We are delighted to present to the market this 2 bedroom, lower cottage flat in Glasgow – Burnbrae Street.

This property has its own main door entry; welcoming entrance hallway; a bright lounge with laminate flooring, feature wall décor and fireplace; fitted kitchen with oak coloured wall and floor units and a breakfast bar area; 2 bedrooms; and a modern shower room. There is gas central heating and double glazing.

Externally there is a monoblock driveway to the front providing off street parking, and the split level rear garden has a decked patio area, as well as a lawn/ drying green.

Burnbrae Street is located in the Springburn/ Balornock area of Glasgow and is well placed for commuting to the city centre, with excellent road and public transport links, and just a few minutes drive from the M8 motorway. Nearby retail facilities include Springburn Shopping Centre and St Rollox Retail Park.

move  on

ROOM MEASUREMENTS

Lounge: 4.50m (14' 9") x 4.40m (14' 5")

Kitchen: 3.40m (11' 2") x 2.20m (7' 3")

Bedroom 1: 3.78m (12' 5") x 3.40m (11' 2")

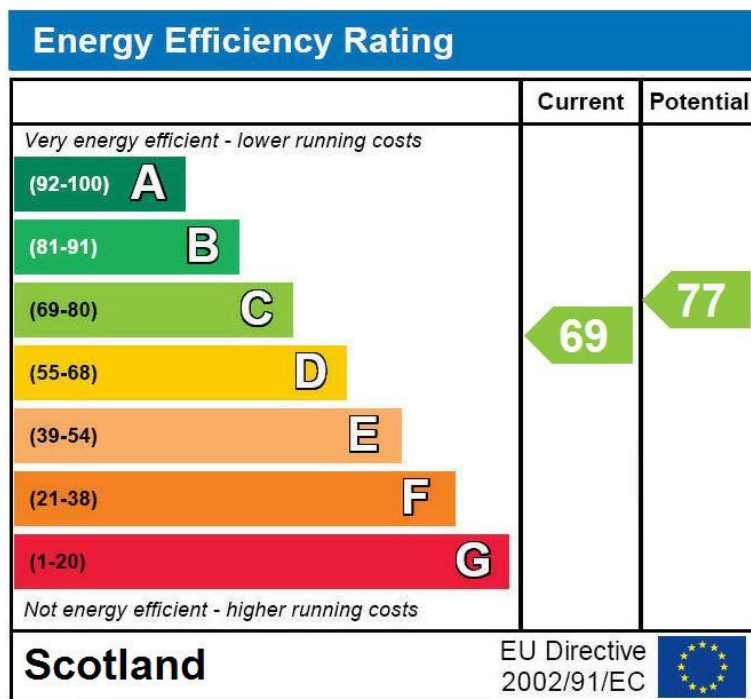
Bedroom 2: 3.78m (12' 5") x 2.40m (7' 10")

Shower Room: 2.78m (9' 1") x 1.40m (4' 7")



Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

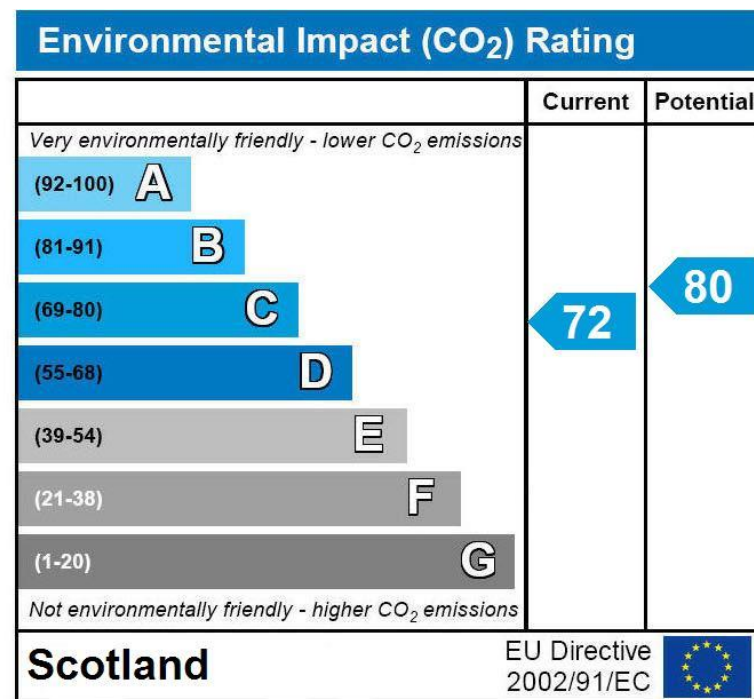


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 **facebook.com/moveonhomes**