



Burrelton Road, GLASGOW G43 2LR

welcome to
Burrelton Road, GLASGOW

- Attractive Mid Terrace Family Home
- Bright Formal Lounge
- Generous Sized Fitted Kitchen
- Three Double Bedrooms
- GCH & Partial Double Glazing

Tenure: Freehold EPC Rating: D

offers over
£200,000

Attractive & spacious three bedroom mid terrace villa occupying a prime position within a quiet pocket of Merrylee.

Agents highly advise early internal viewings to fully appreciate the size and quality of accommodation available.



Reception Hallway

Lounge

13' 8" x 12' 7" (4.17m x 3.84m)

Kitchen

9' 6" x 9' 4" (2.90m x 2.84m)

Bedroom One

14' 5" x 12' 7" (4.39m x 3.84m)

Bedroom Two

14' x 9' 7" (4.27m x 2.92m)

Bedroom Three / Dining Room

11' 5" x 9' 6" (3.48m x 2.90m)

Shower Room

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

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