



66 Boghead Road, Glasgow, G21 4XU

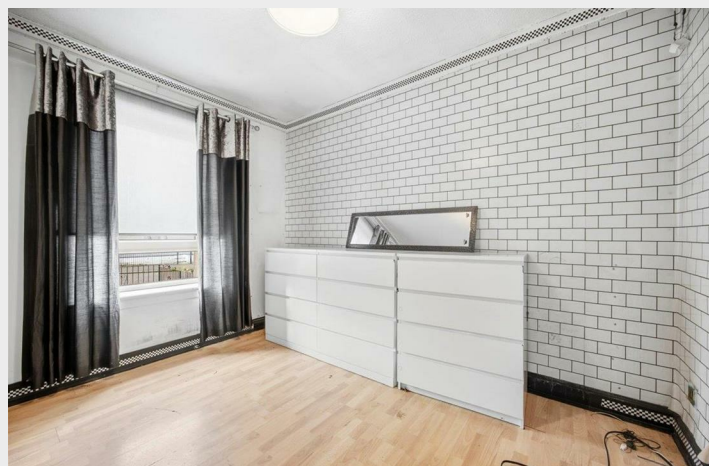
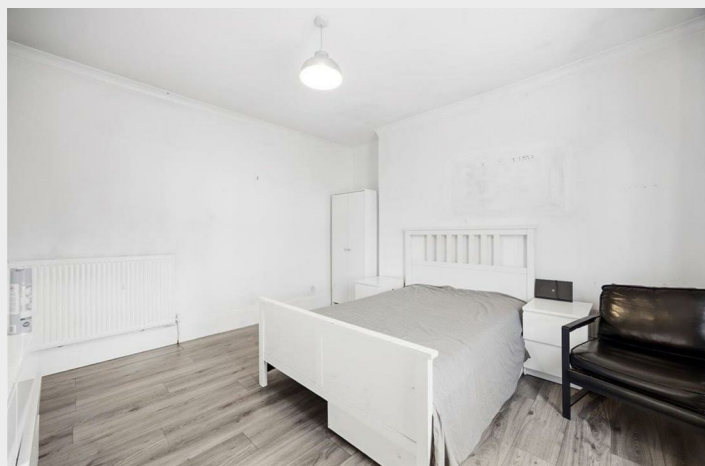
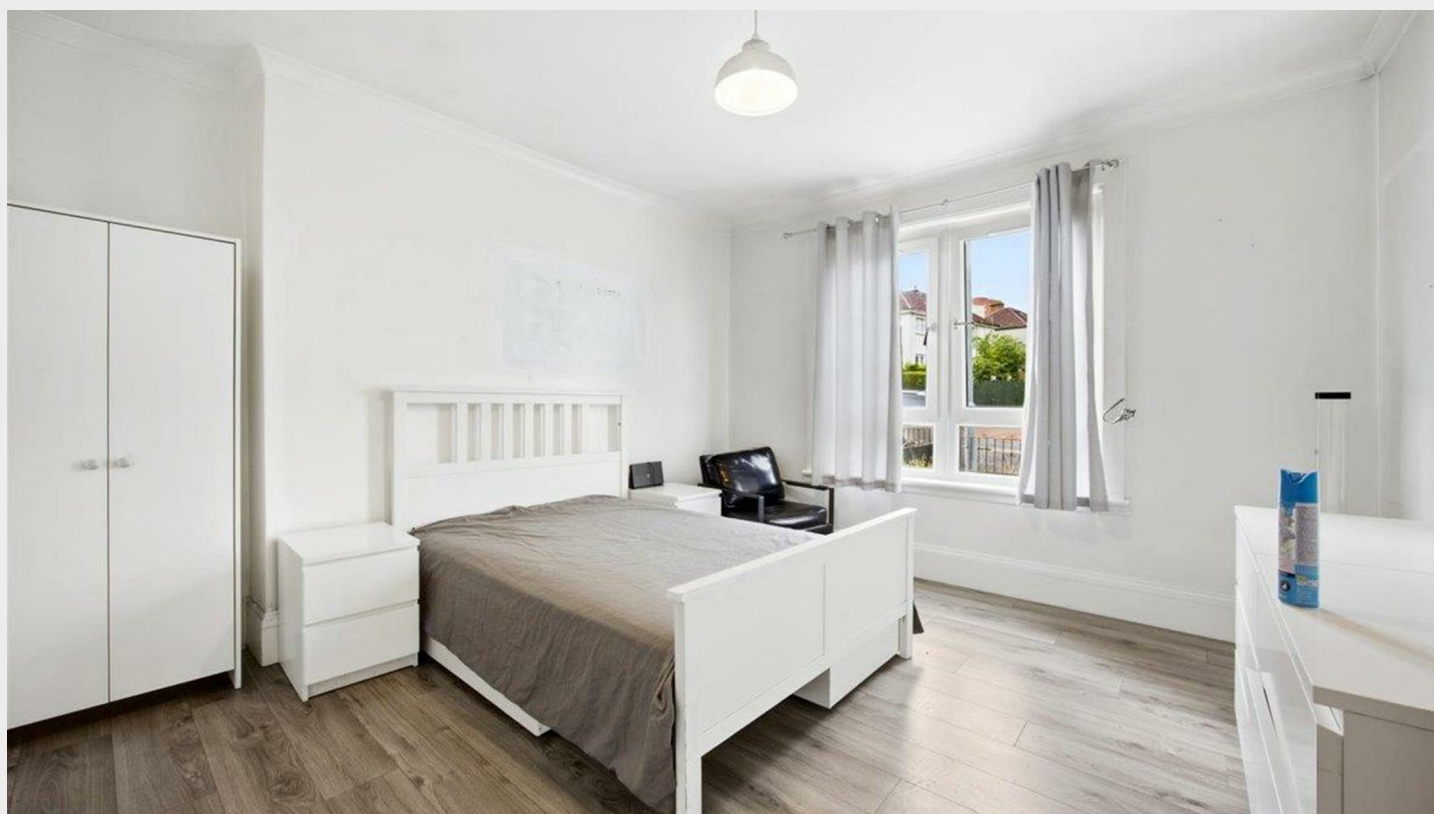
Offers Over £75,000

- Well-proportioned two-bedroom lower cottage flat
- Two good-sized bedrooms, offering comfortable accommodation for a variety of buyers.
- Bathroom accommodation requiring refurbishment, allowing for a purchaser to create a contemporary finish.
- Excellent potential for improvement, with the property requiring a comprehensive programme of refurbishment.
- Ideal renovation opportunity, offering scope to modernise and add value
- Generous lounge providing a spacious and versatile main living area.
- Separate fitted kitchen with scope for upgrading and modernisation.
- Front and rear garden grounds, providing useful private outdoor space.
- Popular Old Balornock location, within the north-eastern area of Glasgow, ideal for city commuting
- Energy efficiency rating - D

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 2  1  1  D

Council Tax Band: B



This generously proportioned two-bedroom lower cottage flat is situated within the popular residential area of Old Balornock, Glasgow, and offers an excellent opportunity for purchasers looking to create a home to their own specification.

The property is in need of a programme of refurbishment and modernisation throughout, but provides well-proportioned accommodation, generous room sizes and excellent potential.

The accommodation extends to approximately 64 sq m (686 sq ft) and comprises a welcoming entrance hallway, a spacious lounge, fitted kitchen, two well-sized bedrooms and a bathroom.

The lounge is particularly generous, providing a comfortable principal reception space, while both bedrooms offer ample room for a range of furniture. The kitchen and bathroom would benefit from upgrading, providing scope for a purchaser to modernise and personalise the accommodation.

Externally, the property benefits from both front and rear garden grounds, providing valuable outdoor space and further enhancing the property's potential.

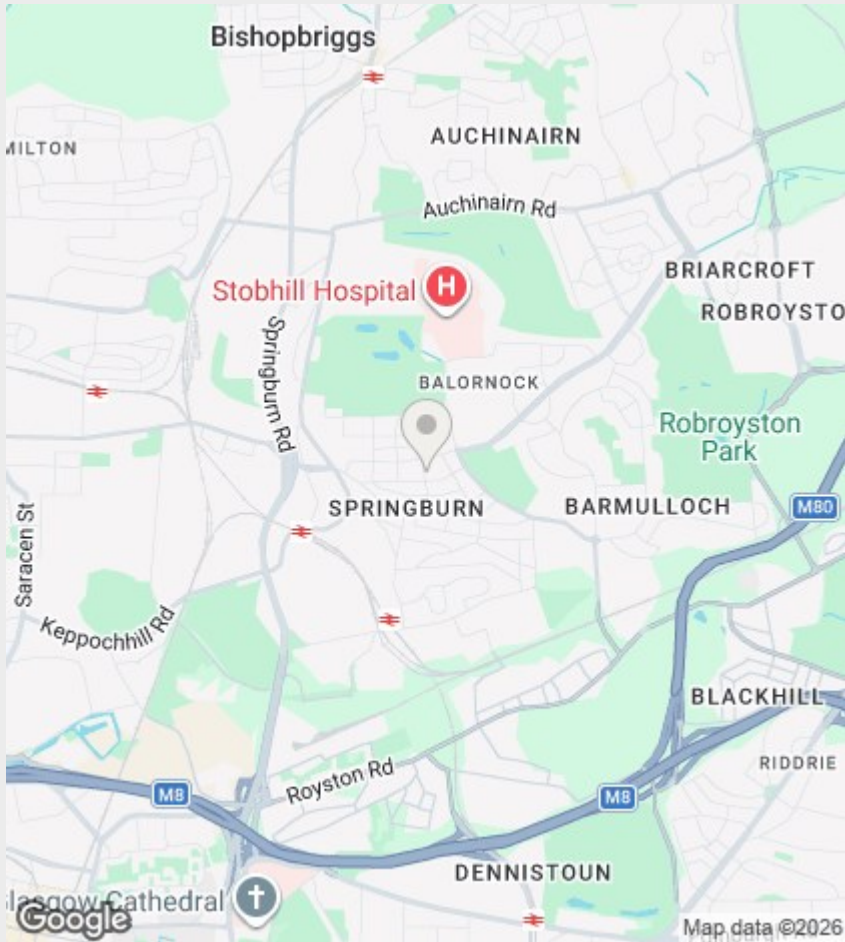
Overall, this property represents an excellent opportunity to acquire a spacious two-bedroom cottage-style flat with private garden grounds, offering considerable scope for refurbishment and improvement.

Home Report: Available on request

Council Tax Band: B

Energy Rating: EER D

Viewings: Strictly by appointment



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



Floorplan