



GARDEN STIRLING BURNET

**FLAT 2/2, 11 MCNEIL STREET  
GLASGOW, G5 0QE**



2



1

EPC  
RATING

C

COUNCIL  
TAX BAND

C









A stylish and well-presented two-bedroom second-floor apartment, ideally positioned within a popular residential development just moments from Glasgow City Centre. Offering bright, well-proportioned accommodation throughout, this attractive home is perfectly suited to first-time buyers, young professionals, downsizers, or buy-to-let investors.

The accommodation comprises a welcoming entrance hallway, a spacious and light-filled lounge providing an excellent space for relaxing or entertaining, a well-appointed fitted kitchen, two generous double bedrooms, and a modern family bathroom. The thoughtfully designed layout offers comfortable and practical living, complemented by neutral décor that allows buyers to move straight in.







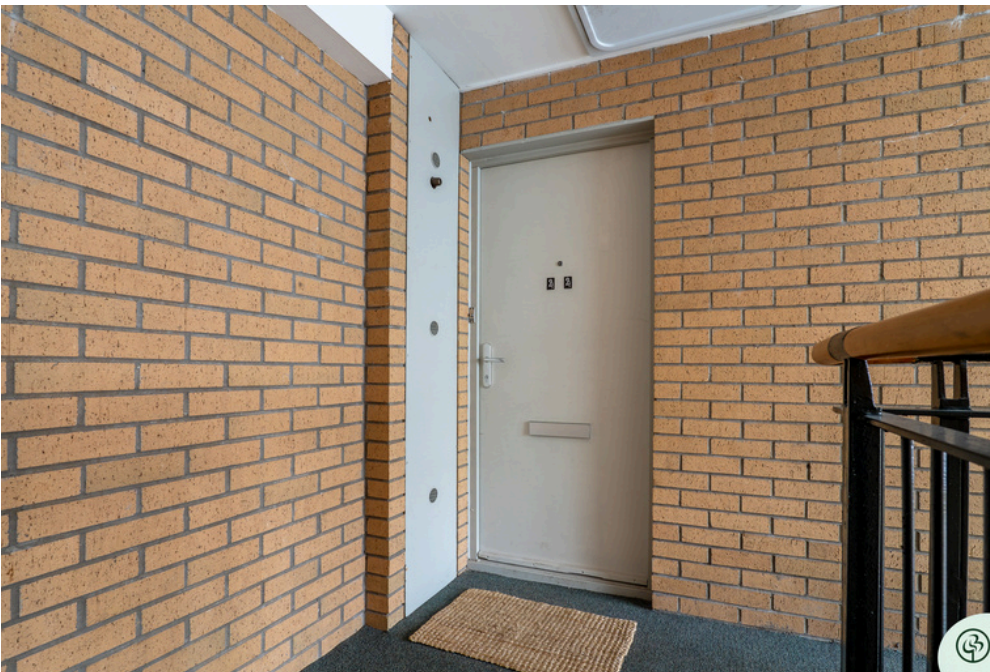
Externally, the property benefits from a residents' parking area and is set within easy reach of an excellent range of local amenities, including shops, cafés, restaurants, and leisure facilities. Superb public transport links and convenient access to the M8 and M74 motorway networks make commuting throughout Glasgow and beyond quick and straightforward.

***"Contemporary two-bedroom apartment offering stylish, move-in ready accommodation in a prime location just minutes from Glasgow City Centre."***









### Key Features

- Well-presented second-floor apartment
- Two spacious double bedrooms
- Bright and generous lounge
- Modern fitted kitchen
- Contemporary bathroom
- Residents' parking
- EPC Rating C
- Council Tax Band C
- Excellent transport links
- Walking distance to Glasgow City Centre
- Ideal for first-time buyers, professionals, or investors
- Home Report Value £175,000



**OFFERS TO:**  
**40 High Street**  
**Glasgow, G1 1NL**

**propertysales@gsbsolicitors.co.uk**

**Tel: 0141 473 1124**  
**or**  
**07761 280 840**



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN



**Total: 68 m<sup>2</sup>**  
**1st Floor: 68 m<sup>2</sup>**  
**Excluded Areas: Walls: 5 m<sup>2</sup>**

For the purpose of this floor plan, measurements are given to the nearest millimetre.

