



GARDEN STIRLING BURNET

**FLAT 2/2, 25 SUNART ROAD,
GLASGOW, G52 1DE**



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TAX BAND

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Situated in a convenient and popular residential location, this spacious two-bedroom flat offers an excellent opportunity for first-time buyers, investors, or commuters alike.



The property boasts a bright and generously sized living room, providing an excellent space for relaxing or entertaining. There are two well-proportioned double bedrooms and a newly fitted modern kitchen. The property presents a fantastic opportunity for buyers looking to modernise and put their own stamp on a home while adding value.

The bathroom is fitted with an accessible disability shower, and the property further benefits from gas central heating with a newly installed boiler fitted last year.

Early viewing is highly recommended to appreciate the space, potential, and excellent location this property has to offer.







“...The property boasts a bright and generously sized living room, two double bedrooms and a recently fitted modern kitchen...”

FEATURES

- Bright and generously sized living room
- Bay Window Living Room
- Newly fitted modern kitchen
- Excellent opportunity to add value
- Bathroom fitted with accessible disability shower
- Gas central heating
- Double Glazing
- New boiler installed last year
- Well Maintained Communal Areas
- Walking distance to Bellahouston Park
- Excellent access to the M8 motorway
- Perfect for first-time buyers or investors



“...Ideally located within walking distance of the beautiful Bellahouston Park, the property also offers excellent transport links with easy access to the M8 motorway...”







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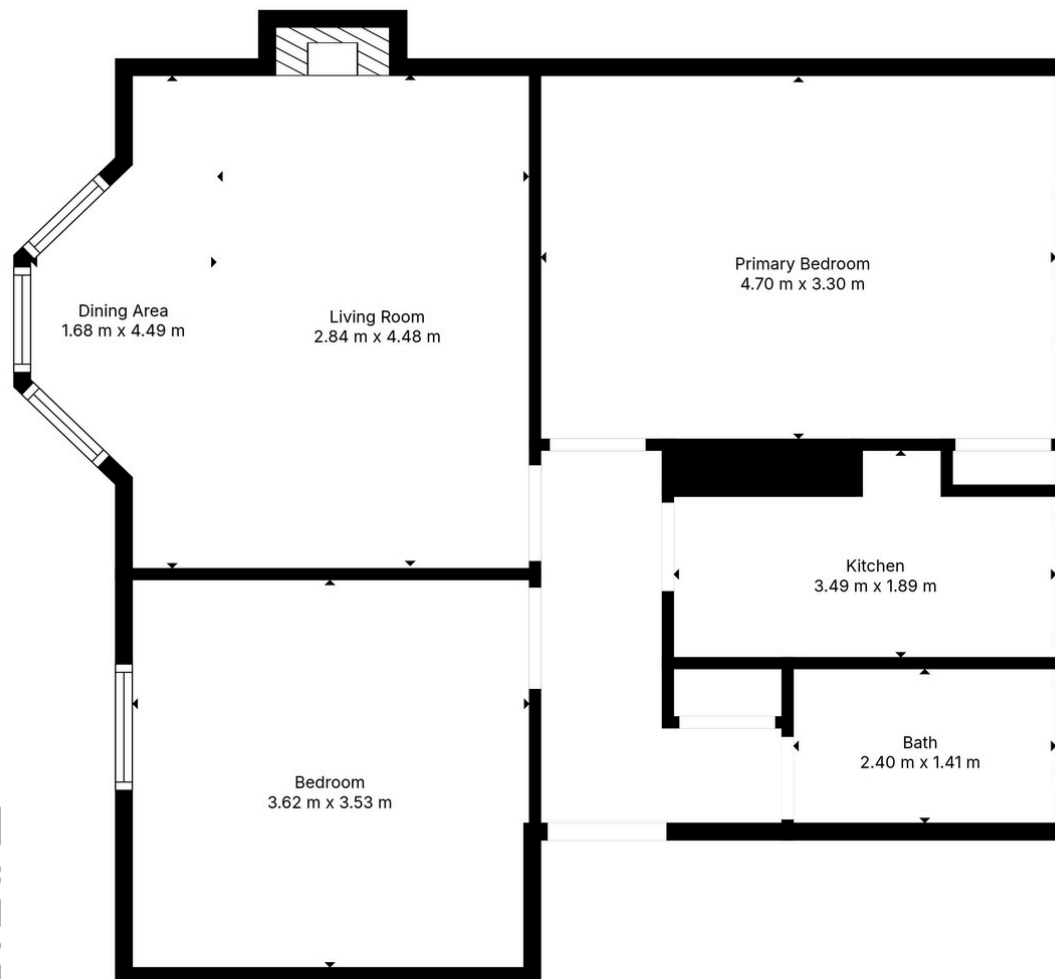


HOUSE SALES

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: 64 m²

1st Floor: 64 m²

Excluded Areas: Fireplace: 1 M², Walls: 5 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.