



GARDEN STIRLING BURNET

**59 SANDBANK AVENUE,**  
GLASGOW, G20 0DB



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RATING

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COUNCIL  
TAX BAND

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Located within a desirable canal-side setting, this beautifully presented upper-floor property is offered in true walk-in condition, making it an ideal purchase for first-time buyers.



The accommodation comprises a large, bright living room with neutral décor, two well-proportioned double bedrooms, and a family bathroom complete with a three-piece suite. The property further benefits from additional attic storage, adding to its practicality. Set within well-tended communal grounds, the property enjoys a peaceful and pleasant environment, perfect for those seeking a balance of tranquillity and convenience.

The location is a key highlight, with excellent transport links nearby, including easy access to bus routes and rail connections, providing convenient travel into Glasgow City Centre and beyond. For commuters, there is also straightforward access to major road networks.







A wide range of local amenities are close at hand, including shops, supermarkets, cafés, and leisure facilities, ensuring all everyday needs are well catered for.

Combining a sought-after waterside location with modern convenience and strong local amenities, this property represents a fantastic opportunity for those looking to step onto the property ladder.



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## FEATURES

- Desirable canal-side location
- Walk-in condition
- Ideal for first-time buyers
- Bright and spacious living room
- Two double bedrooms
- Family bathroom with three-piece suite
- Additional attic storage
- Double glazing
- Gas Central Heating
- Communal grounds
- Excellent transport links
- Close to local amenities





**“...The Perfect First Home  
Move-In Ready situated in a quiet  
canal side location ...”**





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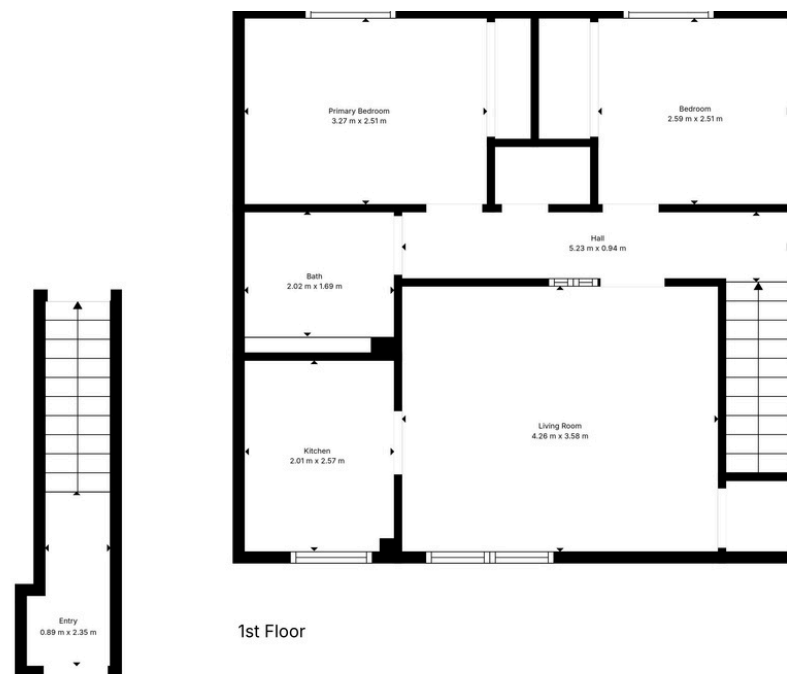


### HOUSE SALES

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



1st Floor

Basement



**Total: 58 m2**  
Basement: 5 M2, 1st Floor: 53 m2  
Excluded Areas: Walls: 5 m2

Floor Plan Created By: GBSolicitors.com. Measurements Provided Whilst Possible But Not Guaranteed.

