

# 1/1 540 Balmore Road

GLASGOW, G22 6QW



*First-floor two-bedroom flat with a lounge, kitchen  
and bathroom with a shower over the bath*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in G22. This first-floor flat offers a practical layout and represents an excellent opportunity for first-time buyers, students, or those looking to downsize.

# THE LOUNGE



The accommodation comprises a well-proportioned lounge and a fitted kitchen.



# THE KITCHEN







There are two bedrooms, both of which provide comfortable space for everyday living. There is also a bathroom with a shower over the bath. The flat would benefit from some decorative updating, giving the new owner the chance to personalise the interior to their own taste.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# EXTERNALS

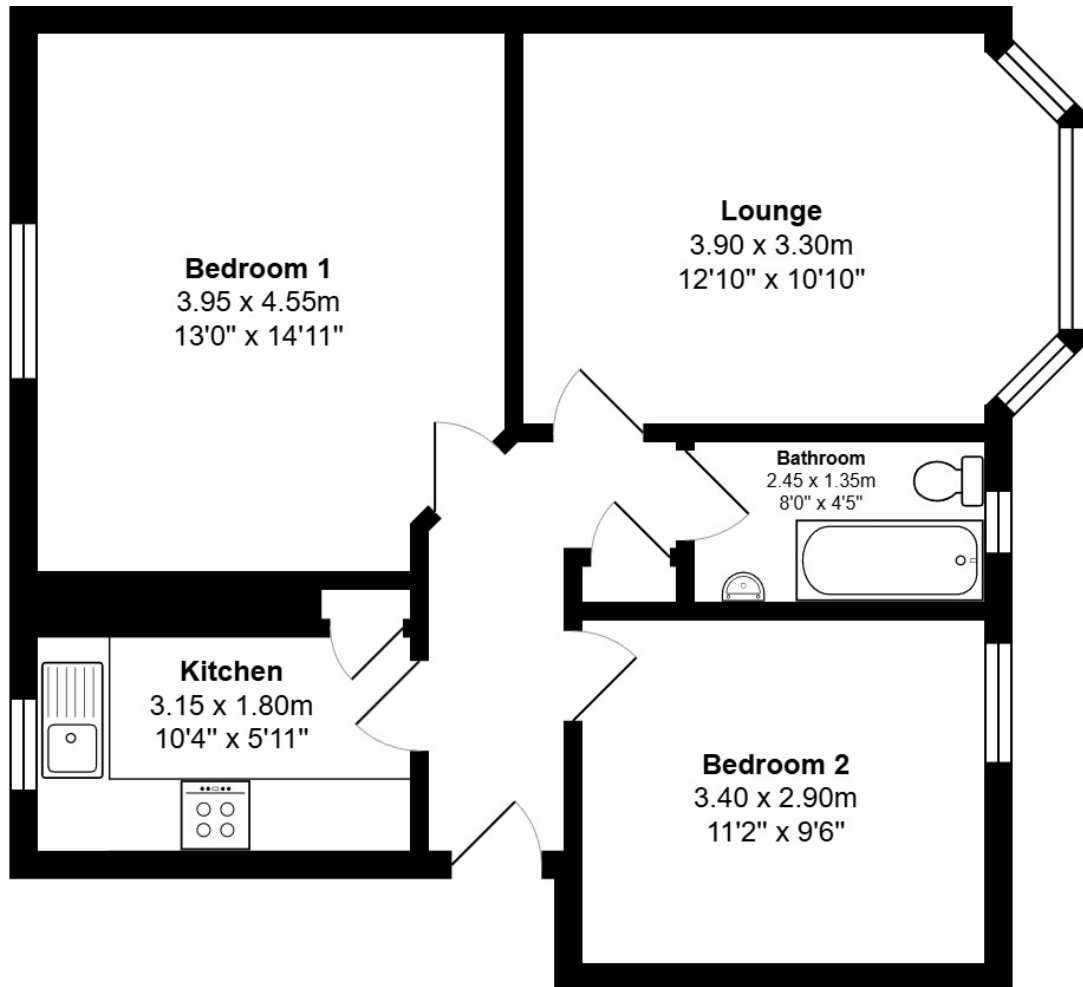


Externally, residents enjoy access to a communal garden with a drying green, as well as a shared bin store. The area is well served by regular public transport, providing convenient links to the city and surrounding amenities. This property presents strong potential in a well-connected location.

\*\* This property is awaiting confirmation before conveyancing can proceed \*\*

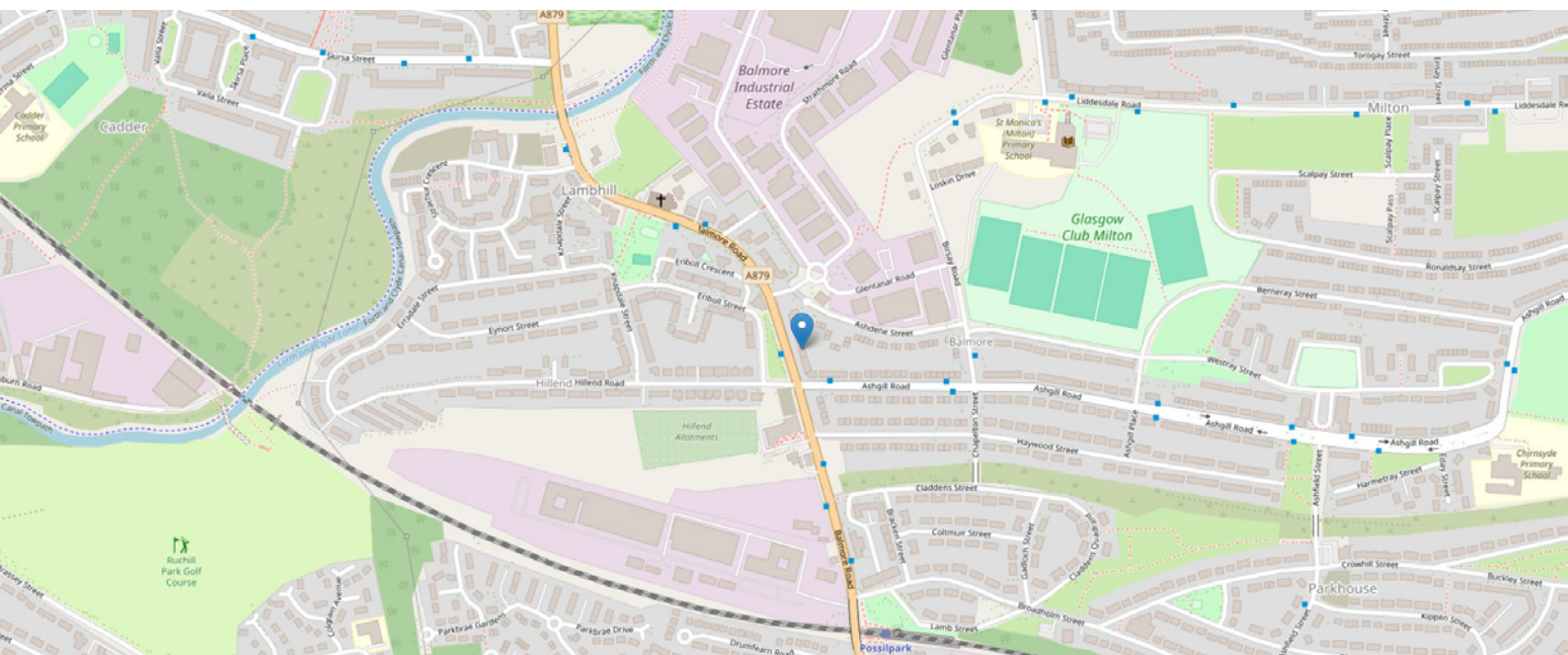


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Situated in a convenient north-west Glasgow neighbourhood, this home benefits from excellent local connections and day-to-day amenities. A lively high street runs nearby, with convenience stores, takeaways, small supermarkets and useful local services close at hand. Regular bus services run along the main road, providing frequent routes into the city centre and surrounding suburbs, while local rail stations are within comfortable walking distance, offering swift rail connections across Glasgow. Glasgow Airport is also readily accessible by road.

Families will find a range of nurseries and primary-level schools in the local area, together with community facilities and green spaces for outdoor recreation. For shopping, larger retail and supermarket options are a short drive away, and the city centre's wider leisure, cultural and shopping attractions are simple to reach by public transport.

Practical and well-connected, this area delivers everyday convenience and straightforward commuting options for working professionals, families and those who value fast access to the city.



  
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