



GARDEN STIRLING BURNET

FLAT 2/3, 1248 CATHCART ROAD
MOUNT FLORIDA, GLASGOW, G42 9EY



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EPC
RATING

TBC

COUNCIL
TAX BAND

TBC



SUMMARY

Set in the heart of Mount Florida, this well-presented one-bedroom second-floor flat enjoys a prime position on Cathcart Road, offering excellent access to local shops, cafés, transport links, and everyday amenities, with Glasgow city centre within easy driving distance. The south-facing flat forms part of a handsome period building and benefits from secure entry, communal garden with a drying space, and on-street parking, making it an ideal location for convenient city living. This property is an appealing investment for a wide range of buyers, including students, couples, rental investors, and first-time buyers.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

FEATURES

- Second-floor flat in Mount Florida
- Part of a handsome period building
- Secure phone entry & communal stairwell
- Spacious living/dining room with a sunny bay window and press shelves
- Modern kitchen with fitted units and integrated hob and oven
- Double bedroom with storage
- Bathroom with a handheld shower
- Communal garden
- On-street parking
- Gas central heating
- Double glazing throughout





OFFERS TO:
40 High Street
Glasgow, G1 1NL

Tel: 0141 473 1124 or
07761 280 840

propertysales@gsbsolicitors.co.uk



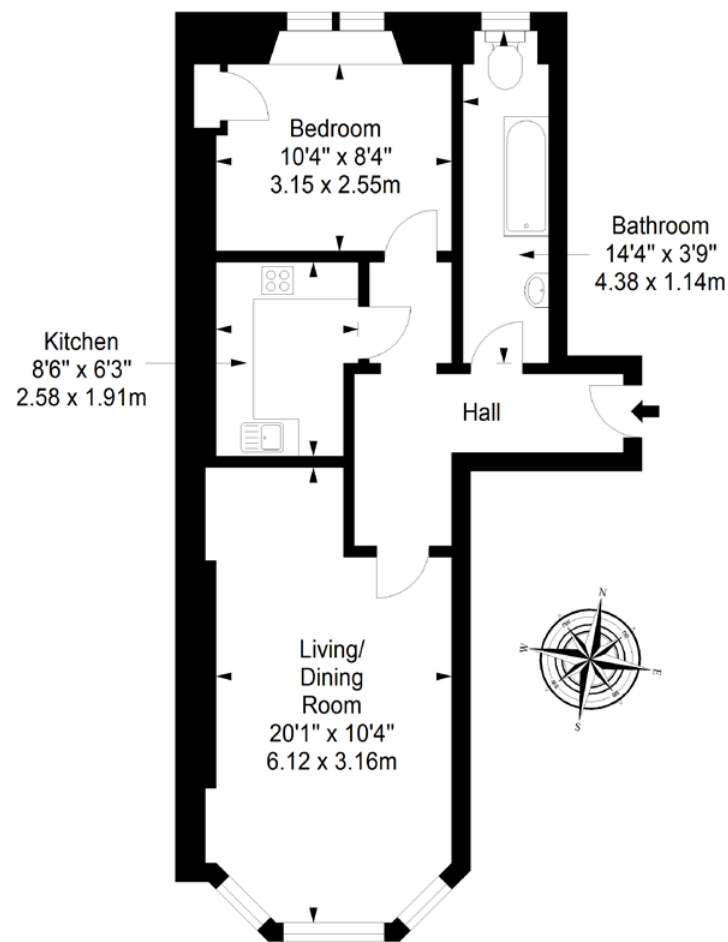
HOUSE SALES

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

Second Floor
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)