

6 Balmore Place

GLASGOW, G22 6LN



EXCEPTIONAL 1 BEDROOM GROUND
FLOOR MAIN DOOR APARTMENT



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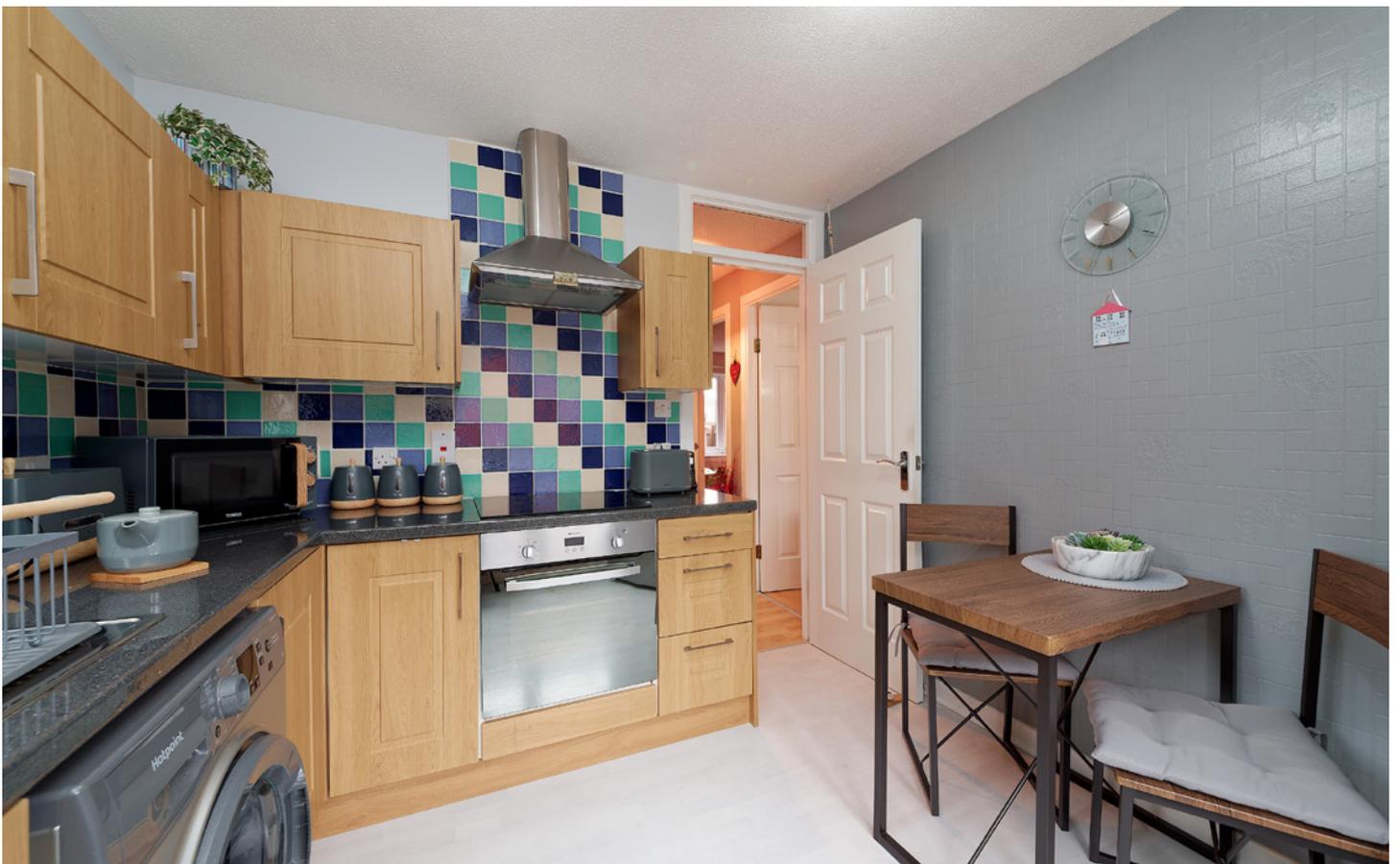
Jonny Clifford with McEwan Fraser Legal is delighted to present this rarely available and highly sought-after, outstanding one-bedroom ground-floor main door apartment. Conveniently located on Balmore Place, it is presented to the market in true walk-in condition. Beautifully maintained and kept immaculate by the current owners, the property offers stylish, turnkey living with nothing required other than moving in.

Accessed via its own private main door entry, a highly desirable feature, the accommodation is both spacious and beautifully presented throughout. The welcoming entrance leads into a bright and inviting living room, a superb space for relaxing or entertaining. A striking feature fireplace forms an attractive focal point, adding warmth and character to the room while complementing the modern décor. Generous proportions allow ample space for both lounge and dining furniture, making it a versatile and comfortable living area.





The modern kitchen is thoughtfully designed with contemporary units, quality worktops and integrated appliances, providing both style and practicality. There is ample storage and workspace, ideal for everyday cooking.





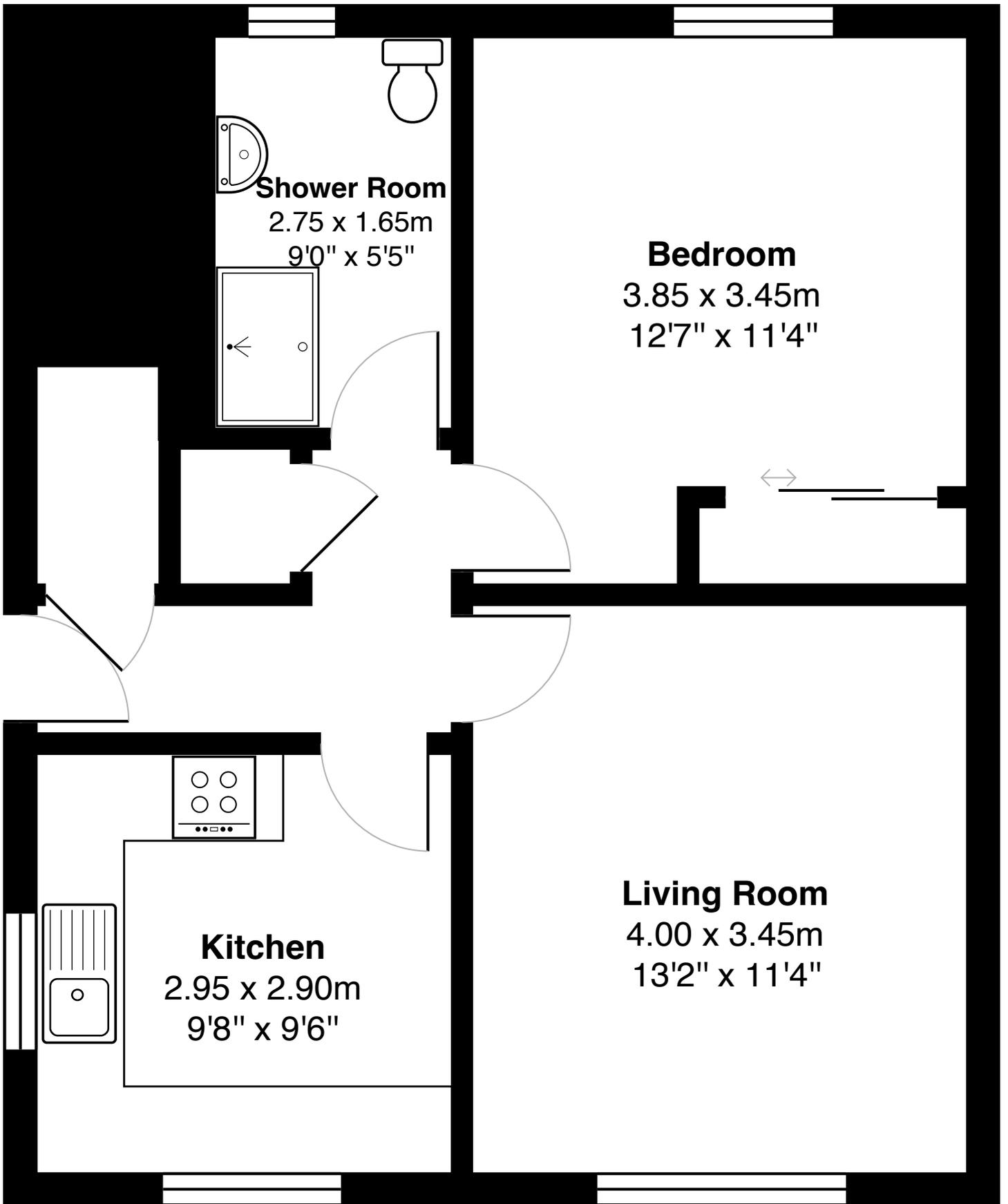
The double bedroom is particularly spacious and tastefully decorated, offering excellent floor space along with room for additional storage furniture. It is a calm and restful retreat, finished to a high standard.





Completing the accommodation is a sleek, fully tiled shower room finished in a clean, modern style with quality sanitary ware and fittings, creating a hotel-like feel.





Gross internal floor area (m²): 50m²

EPC Rating: E

Ground floor main door properties in this location are incredibly hard to come by, making this a truly exceptional opportunity for first-time buyers, downsizers or buy-to-let investors. This superb flat offers the perfect blend of character, modern comfort and convenience, early viewing is strongly advised as it is unlikely to remain on the market for long.

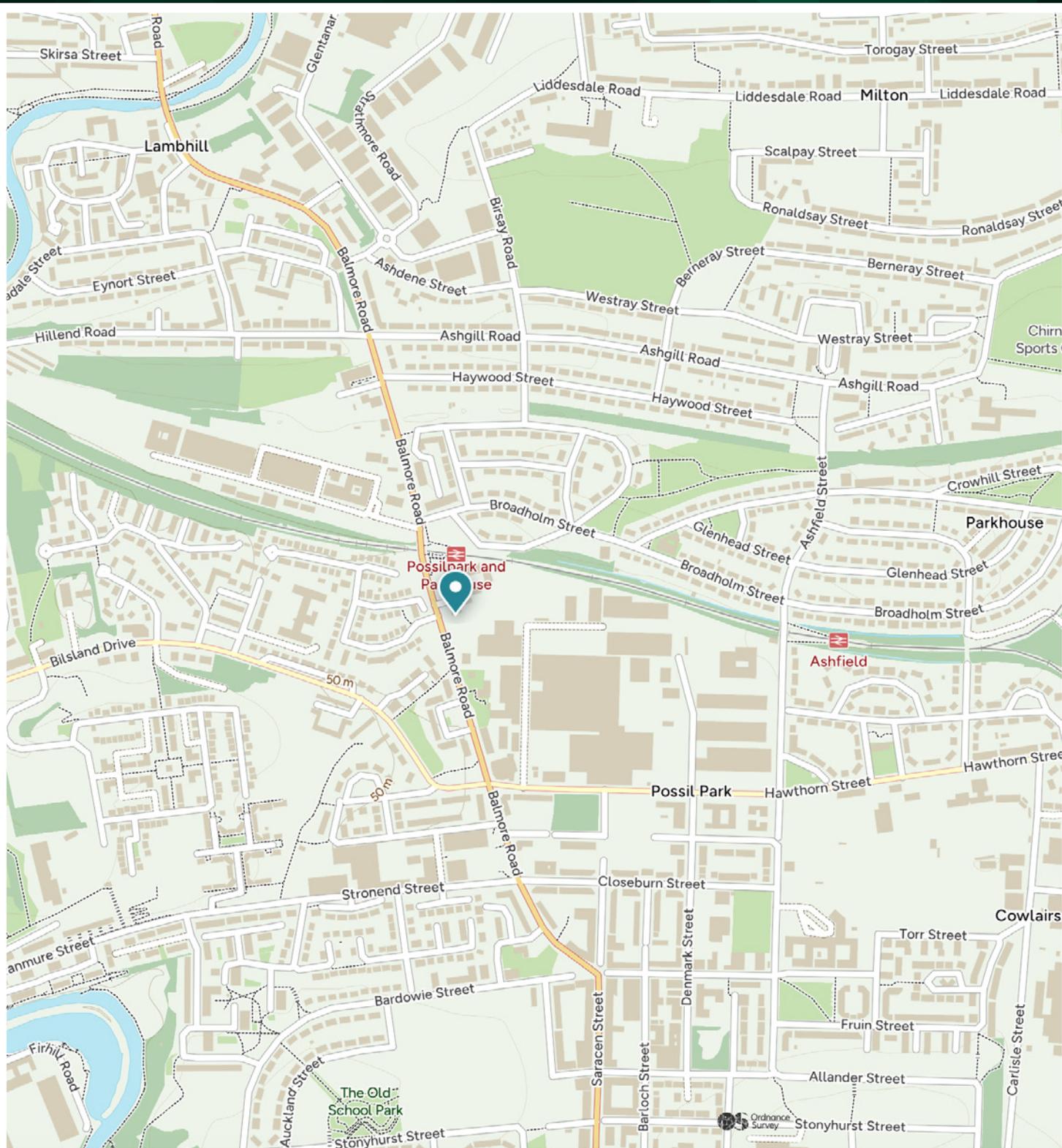




Parkhouse is a well-established residential area in north Glasgow, recognised for its strong community, excellent amenities, and convenient city centre access. The neighbourhood offers a tranquil suburban atmosphere while remaining close to all Glasgow attractions. Residents enjoy local shops, supermarkets, and cafes, with major retail destinations such as Glasgow Fort and Silverburn just a short drive away. Several highly regarded schools make the area popular among young professionals, first-time buyers, and families.

Transport connectivity is exceptional. Parkhouse Railway Station provides direct services to Glasgow Queen Street, while the M8, M80, and M74 motorways enable efficient regional commuting. Regular buses further enhance public transport options. The area benefits from nearby green spaces, including Possil Marsh Wildlife Reserve and Glasgow Botanic Gardens, ideal for outdoor relaxation.

With its excellent transport links, peaceful environment, and comprehensive amenities, Parkhouse remains one of Glasgow's most attractive residential locations, perfectly balancing suburban tranquillity with urban accessibility.



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