



7 Birchend Place, Glasgow, G21 2BJ

Offers Over £122,500

- Ground Floor Quarter Villa
- Generous Lounge/Reception Room
- Recently Installed Wet Room
- EER - C
- Private Main Door Entrance
- Fitted Kitchen
- GCH, DG, Private Garden & Driveway
- A Degree of Modernisation Required
- 2 Double Bedrooms with Fitted Storage
- Close to All Local Amenities, Transportation Links & Schooling

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A spacious ground floor, 2 bedroom quarter villa, located within a highly desirable development close to all local amenities. The current owner has maintained and presented the property to high standard throughout making early viewing essential. The property will attract interest from an array of buyers :- single professional, young couple, those downsizing etc Home Report available on request. EER - C



Council Tax Band: C



Set within an excellent plot in this ever popular development estate, this quarter villa provides a pleasing arrangement of genuine on-the level accommodation. The property has been well maintained and presented and is sure to appeal to a variety of buyers.

The accommodation comprises: entrance vestibule, front facing lounge/dining room with access into the fitted kitchen, the kitchen offers a selection of appliances, complimentary worktop to the range of base and wall mounted units, two well-proportioned bedrooms, both with fitted wardrobe space, wet room with electric shower.

The property enjoys generous garden grounds to the rear offering a degree of privacy, being mostly laid to lawn enjoy the sunshine at various times of the day. The home benefits from private driveway, GCH, DG & adequate storage.

Room Dimensions

Porch - 1.79m x 1.21m

Lounge - 5.13m x 4.11m

Kitchen - 2.48m x 2.26m

Master Bedroom - 3.78m x 3.17m

Bedroom 2 - 3.17m x 3.07m

Wet Room - 2.22m x 1.87m

Location

The building is conveniently located close to a wide range of local amenities, including Glasgow City Centre, St Rollox Retail Park and excellent public transport links. The extensive motorway network is also easily accessible, providing convenient travel throughout Glasgow and the Central Belt.

Home Report Available on Request

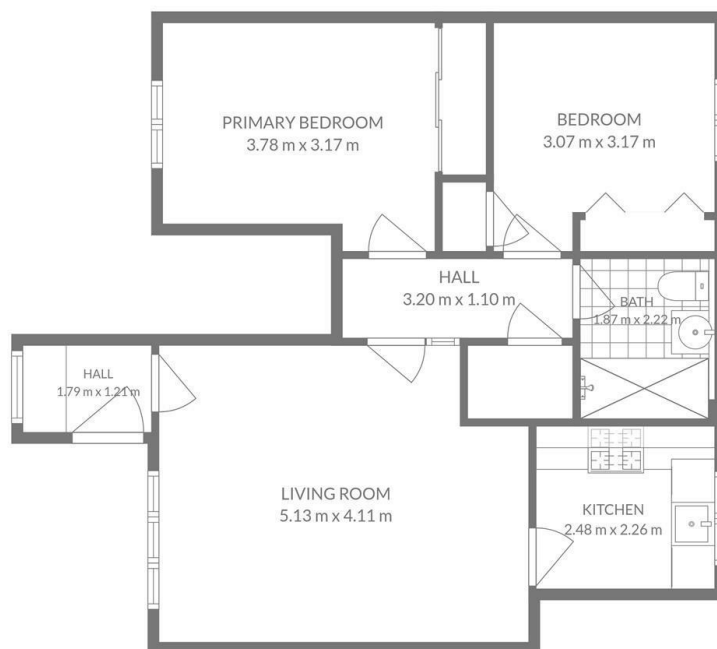
EER - C

Viewing Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.

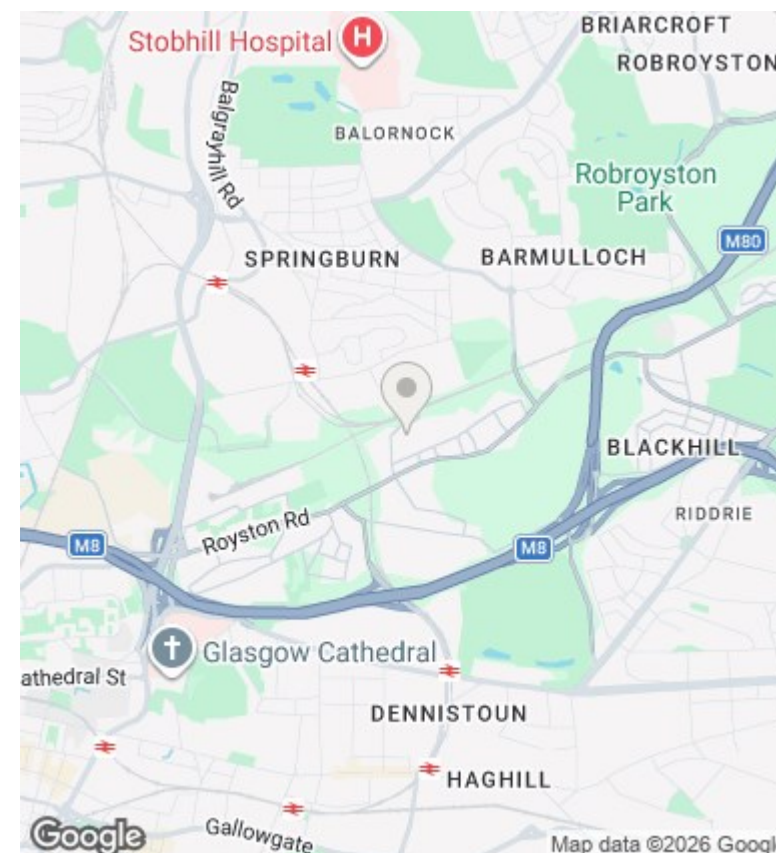






TOTAL: 62 m²
Ground floor: 62 m²
EXCLUDED AREAS: WALLS: 7 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		