



GARDEN STIRLING BURNET

**3/1, 7, STRATHCONA DRIVE,
GLASGOW, G13 1JY**



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RATING

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TAX BAND

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Impressive two-bedroom, bright and spacious top-floor apartment, offering modern living within a highly convenient location. Accessed via a secure door entry system, the property sits within a well-maintained communal building with stair access to the upper levels. Internally, the flat is presented in excellent condition throughout, benefiting from contemporary décor and a stylish, modern finish.

The accommodation comprises a welcoming hallway with excellent storage, a generous lounge with a defined dining area, and a contemporary kitchen fitted with a range of high-gloss units and integrated appliances. There are two well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, in addition to a separate, well-appointed bathroom.

Further benefits include allocated parking.





“...Primary bedroom with modern en-suite bathroom ...”

FEATURES

- Two-bedroom top-floor apartment
- Bright and generously proportioned accommodation
- Secure door entry system
- Well-maintained communal building
- Spacious lounge with dedicated dining area
- Contemporary kitchen with high-gloss units and integrated appliances
- Two double bedrooms
- Principal bedroom with en-suite
- Modern family bathroom
- Excellent storage throughout
- Allocated parking
- Sought-after Anniesland location
- Close to local amenities including Morrisons and Marks & Spencer
- Excellent transport links via bus, rail, and road networks
- Easy access to Glasgow City Centre, M8 motorway, and Clydeside routes





Situated within the ever-popular Anniesland area, the property is ideally placed for a wide variety of local amenities, including a Morrisons Hypermarket and Marks & Spencer.

The location also offers excellent public transport links via both bus and rail, along with convenient road access to the Clyde Tunnel, Clydeside Expressway, Glasgow City Centre, and the M8 motorway network, making it particularly appealing for commuters.





**OFFERS TO:
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HOUSE SALES

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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



Total: 65 m2
1st Floor: 65 m2
Excluded Areas: Storage: 6 M2, Walls: 5 m2

Plans are created by software and measurements should always be taken on site.