



GARDEN STIRLING BURNET

**252 WARRISTON STREET**  
CARNTYNE, GLASGOW G33 2LG



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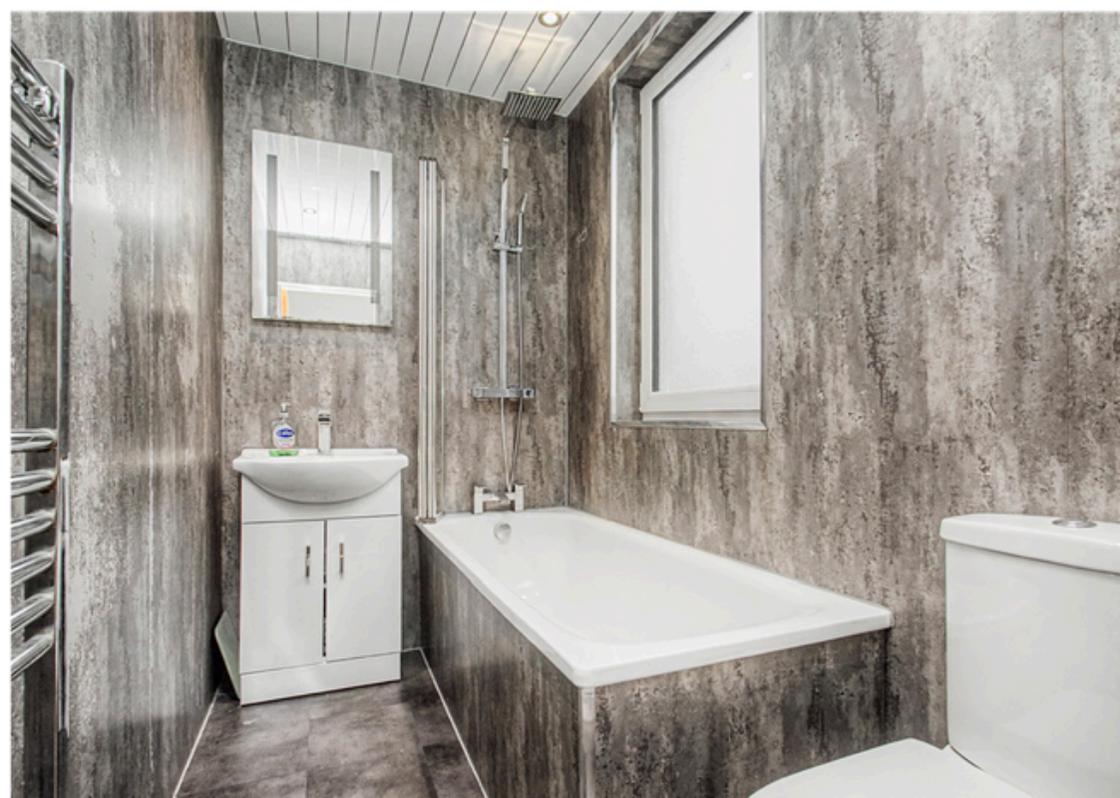
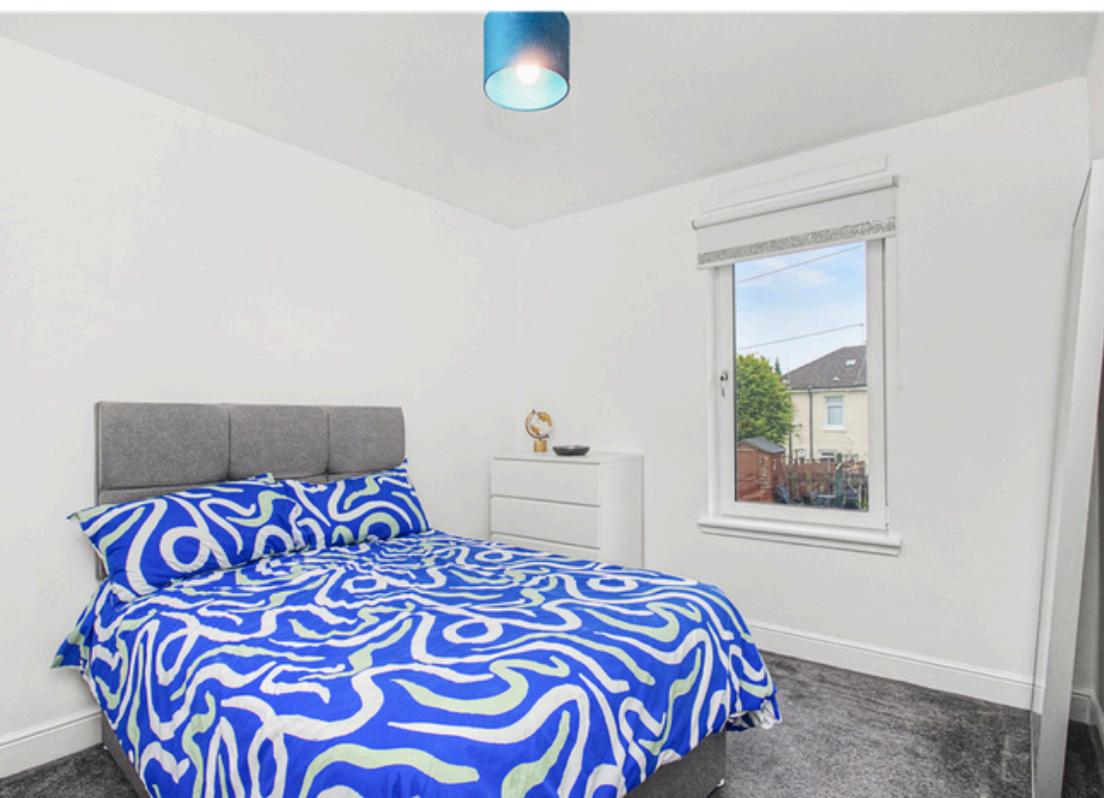


Set in the well-established residential area of Carntyne, this main-door ground-floor flat is conveniently located a 14-minute drive from Glasgow city centre. The three-bedroom property is ideally positioned close to local shops, schools, parks, and everyday amenities, with excellent transport links nearby providing swift access across the city and beyond. With green spaces and community facilities also within easy reach, the area offers a practical and well-connected setting. This appealing modern home comes with a spacious reception room, galley kitchen, three bedrooms and a family bathroom. It is perfectly suited to first-time buyers, families, couples, professionals, and downsizers seeking comfort and convenience.

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

## FEATURES

- Ground-floor flat in Carntyne
- Immaculately presented modern interiors
- Private main entrance
- Entrance hall with built-in storage
- Bay windowed living/dining room with press storage
- Modern galley-style kitchen
- Sunny main bedroom with a built-in wardrobe
- Two more south-facing bedrooms, one as a possible study
- Contemporary 3pc bathroom
- Private and communal gardens
- On-street parking
- Gas central heating and double glazing





**OFFERS TO:**  
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#### 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

