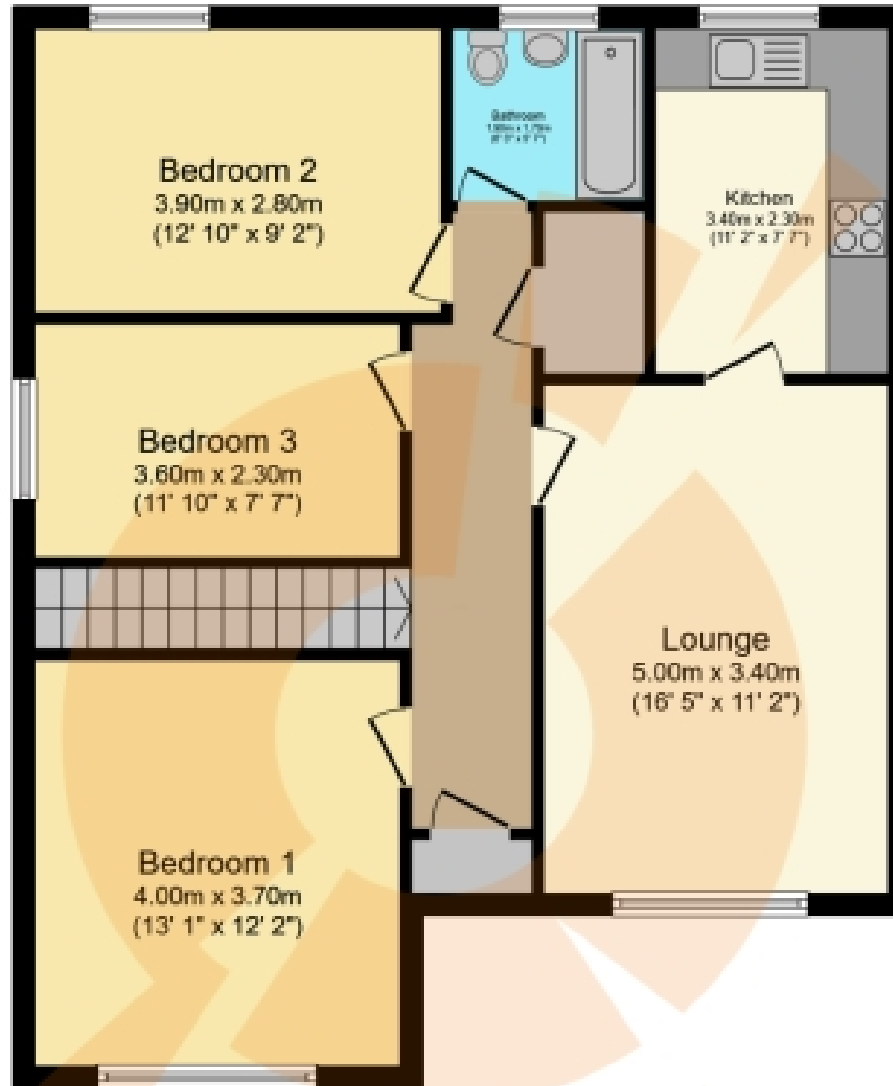




91 Balgraybank Street, Glasgow

Offers Over £99,995





Floor Plan

Floor area 77.5 sq.m. (834 sq.ft.)

TOTAL: 77.5 sq.m. (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** FLEXIBLE LIVING ** MODERN KITCHEN & BATHROOM ** THREE DOUBLE BEDROOMS ** PRIVATE GARDEN SECTION ****. Please contact your personal estate agents, The Property Boom, for much more information a copy of the Home Report.

Welcome to No. 91 Balgraybank Street and this strikingly spacious upper cottage flat offering flexible and adaptable living. The property is close by to a wide range of amenities and public transport links offering easy access to the city centre in under 15 minutes. With the bonus of no onward chain, this property would make a fantastic buy to let investment or first-time purchase.

A private paved pathway leads to the front entrance of No. 91 with a private staircase taking you to the upper level. You are welcomed into the family lounge in the first instance, boasting generous dimensions, neutral décor and a focal point fireplace providing a delightful warmth.

Off the lounge is a modern kitchen, fitted with ample oak-effect wall and base mounted units paired with contrasting worktops. Integrated appliances include a 4-ring gas hob with electric oven/grill, alongside ample space for freestanding appliances where desired.

Within the home are three generously proportioned double bedrooms, offering spacious and flexible accommodation with Bedroom Three currently used as a dining room. Completing the property internally is a three-piece bathroom, comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear is a private garden section, predominantly laid to lawn with a patio area, perfect for children and pets alike. There is also a communal drying green.

Springburn is located in the Northeast of Glasgow, offering a wide range of amenities. The property itself is just a short distance from Springburn Academy & Balornock Primary School.

Springburn is well-connected to the rest of Glasgow with several bus routes and train stations nearby, offering regular services to the city centre in under 15 minutes.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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