

GARDEN STIRLING BURNET

1/3, 4 CARNTYNE GROVE,

GLASGOW, G32 6LZ

2 | 1 | EPC RATING B | COUNCIL TAX BAND C


1001 ALBUMS
1001 BOOKS
1001 SOUNDSYSTEM
David Lynch

This attractive two-bedroom property offers bright and well-presented accommodation throughout, making it an ideal home for first-time buyers, couples or those looking to downsize.

The property features a welcoming and spacious living room, providing a comfortable setting for relaxing or entertaining, with attractive wood-effect flooring and a stylish feature wall. The modern fitted kitchen offers a good range of contemporary white cabinetry, generous worktop space and integrated cooking appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation. The principal bedroom benefits from useful built-in storage, providing excellent practicality while maximising the available space, while the second bedroom offers flexibility for use as a guest room, home office or additional bedroom. Completing the accommodation is a modern bathroom with bath and standalone shower.

The property is situated within the popular residential area of Carntyne, in Glasgow's East End, offering a convenient location with a range of local amenities close by.








THEY GON'
IGOR





FEATURES

- Two-bedroom accommodation
- Spacious lounge
- Modern fitted kitchen
- Principal bedroom with built-in storage
- Second well-proportioned bedroom
- Gas central heating
- Double glazing throughout
- Residents' parking
- Convenient location within Carntyne, Glasgow
- Excellent transport links to Glasgow City Centre



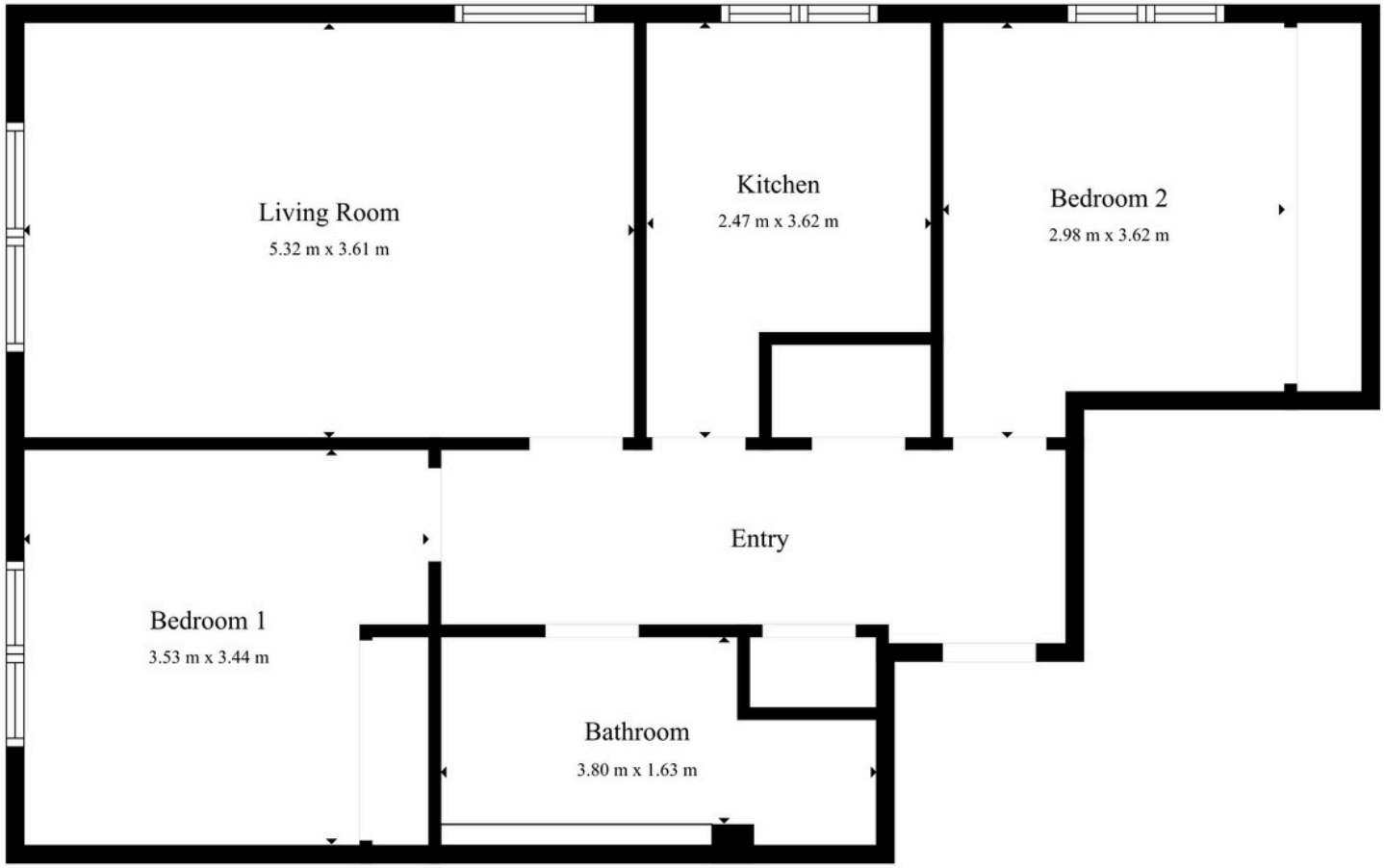
“Two-bedroom property offering bright and well-presented accommodation throughout”







FLOORPLAN



Total: 70 m2
1st Floor: 70 m2
Excluded Areas: Walls: 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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.