



186 Broomfield Road, Glasgow, G21 3UF

Offers over £169,995



Elevate Property Services are delighted to present this charming TWO bedroom ground floor flat with private gardens to market. Situated within a sought after address, adjacent to the splendid Springburn Park, this property is not expected to be available for long!



Property Information

Welcome to Flat 0/2, 186 Broomfield Road, this fantastic TWO bedroom flat is situated on the ground floor of this traditional sandstone building which houses only four properties.

To the front of the property, a low maintenance lawn garden and ample on-street parking is available. The communal building and gardens have been well-maintained by the current residents.

Original storm doors provide access into an entrance vestibule and front door which benefits from traditional stained glass. On entrance, you are welcomed into the bright and airy reception hallway which boasts two large storage cupboards and leads to all rooms within this beautiful property. With large windows and impressive ceiling heights throughout, this home has been neutrally decorated whilst retaining many attractive traditional features. The generously proportioned lounge hosts a feature fireplace with open fire and large bay windows which fill this room with an abundance of natural light. The fitted kitchen has an array of wall and floor mounted units and convenient breakfast bar. Integrated appliances include a gas hob, electric oven and extractor fan. A separate utility area is quietly positioned to the rear of the kitchen which benefits from additional storage units and space for a free-standing washing machine and dishwasher. The primary bedroom is generous in size and benefits from an original fire and two large windows filling this room with natural light. The second bedroom, currently utilised as a dressing room overlooks the rear garden space. Completing this property, is a galley style bathroom, comprising of bathtub with mixer shower overhead, wash hand basin and W.C.

The flat has its own private front garden as well as a private decked area within the rear gardens. Additional communal garden space with drying green is also available to the rear. The property also overlooks the popular Springburn Park providing excellent green space, walking routes and sports facilities.

A host of amenities and transport links are readily available to local areas or further afield to Glasgow City Centre and beyond. Sought after schooling options are located nearby, making this area a popular choice for families too.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 5.37m x 3.94m
- Kitchen - 5.40m x 3.18m
- Utility - 2.84m x 1.89m
- Bedroom One - 4.60m x 3.32m
- Bedroom Two - 4.55m x 2.05m
- Bathroom - 4.55m x 1.23m

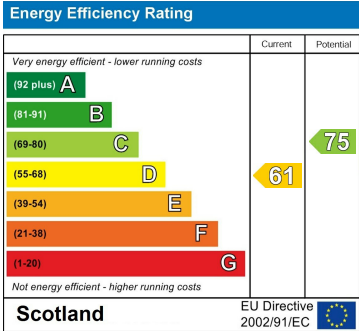
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.