



Estate Agents and Solicitors

**64 Balomock Road, Balomock, Glasgow, , G21 3UH**

Stylish & Immaculately Presented, Two-Bedroom, End-Terrace Home

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# Property Description

Stylish and immaculately presented, two-bedroom, end-terrace home with a private south-facing garden and a driveway. Set back from the main road, the property is located within the very desirable Balornock Road of the Balornock area, to the north-east of Glasgow city centre, with the open spaces of Springburn Park just around the corner.

Comprises: an entrance hall, living room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished throughout, highlights include modern decor and flooring, a bright fitted kitchen, a contemporary bathroom suite, and well proportioned rooms. In addition, there is gas central heating, uPVC double glazing, and a large partially floored attic.

Externally, the property benefits from an established, south-facing private rear garden, laid to lawn with patio areas. To the front, there is a garden laid to lawn with planting beds, and a paved driveway leading to a timber garage.

The welcoming entrance hall grants access throughout, and includes contemporary wood-effect flooring continuing through to the good-sized living room which is set towards the front with a bay window providing plenty of natural light.

To the rear, the kitchen is fitted with modern units, wood-effect worktops, a ceramic sink and complementary splashbacks. Appliances include an integrated fridge/freezer, gas hob, electric oven, and extractor hood, as well as a freestanding washing machine.

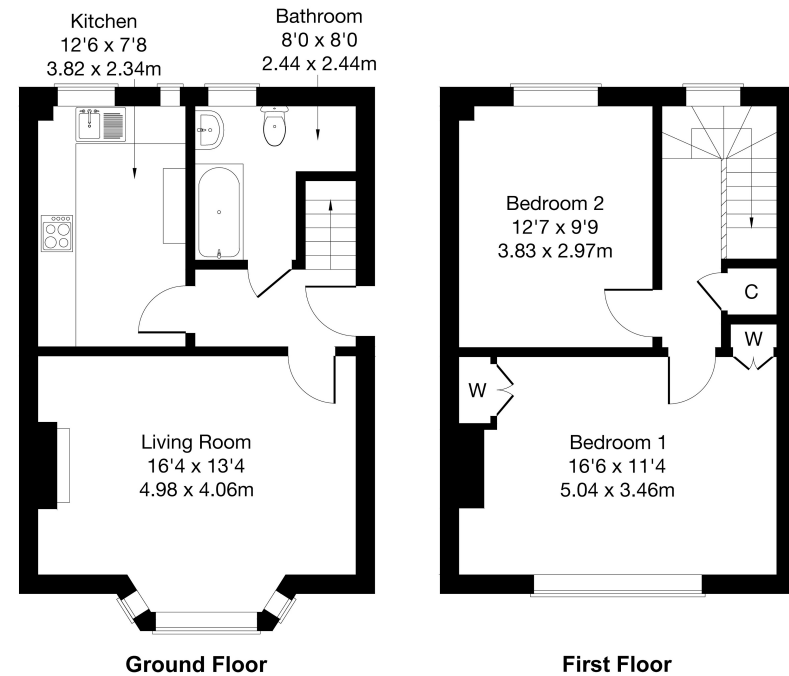
Also on the ground floor, a stylish, fully-tiled bathroom is fitted with a modern three-piece suite, with a mains rainfall showerhead over the bath, and a chrome ladder radiator.

Upstairs, a rear-facing window provides light for the landing, where there is a built-in cupboard and the access hatch for the loft. Generously sized bedroom one features carpeted flooring, two built-in wardrobes, and a large window to the front, while similarly well finished bedroom two also offers ample room for freestanding furniture and quietly overlooks the rear garden.



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**Approximate Gross Internal Area: (818 sq ft - 76 sq m.)**



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

## Area Description

North of the River Clyde, the area of Balornock is situated within the larger area of Springburn and is approximately 3 miles northeast of Glasgow city centre. With schooling at all levels available locally, the area also benefits a wealth of open green spaces, including Springburn Park, Royrobston Park, Littlehill Golf Course, and many more within easy reach. Many everyday amenities are within a

short distance, and frequent public transport also makes the city centre easily accessible, with Springburn railway station connecting to Central and Queen Street stations. Proximity to the M8/M80 ensure swift access to central Scotland's arterial road network, and to Glasgow and Edinburgh airports.









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