



# Broomfield Road, Balornock, Glasgow

Offers Over £130,000 Freehold

3 bedroom terraced house for sale

## Description

\*\* CLOSING FOR OFFERS ON WEDNESDAY 2ND APRIL AT 12:00 \*\*

Batchelor's Estate Agents are proud to present to the market this excellent chance to purchase a fantastic three-bedroom family home set in a hugely popular residential pocket in Balornock, Glasgow. The property features large room sizes, plenty of storage space, flexible accommodation and extensive garden grounds.

As you will see in our photos, the property requires a small degree of modernisation however lets the buyer decorate to their exact specification. Early viewing is highly recommended to avoid disappointment.

The accommodation in full comprises; a broad entrance hallway with a storage cupboard and additional storage under the staircase, a large front-facing living area with a feature fireplace and a bay window overlooking the garden grounds, an ample-sized kitchen with a range of wall and floor-mounted units and space for dining. A good-sized and modern three-piece shower room completes the downstairs accommodation. Stairs lead to the upper floor where there are three double bedrooms, with the primary including two built-in wardrobes but all of them provide an abundance of space for freestanding storage.



The garden grounds are the perfect space for socialising or relaxing with friends or family. You will see from our drone photography the extent of the land this property enjoys, which allows the buyer to remodel the garden with their own ideas if required.

The property sits close to the centre of Springburn adjacent to Springburn Park and is only a few minutes walk from a host of amenities including shops, bus and rail transport services and Springburn leisure complex. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network.

Home report available to download here:  
[https://app.onesurvey.org/Pdf/HomeReport?  
q=dQuVDhvJb7cUQgsWIGOyyA%3d%3d](https://app.onesurvey.org/Pdf/HomeReport?q=dQuVDhvJb7cUQgsWIGOyyA%3d%3d)

Council Tax Band: C

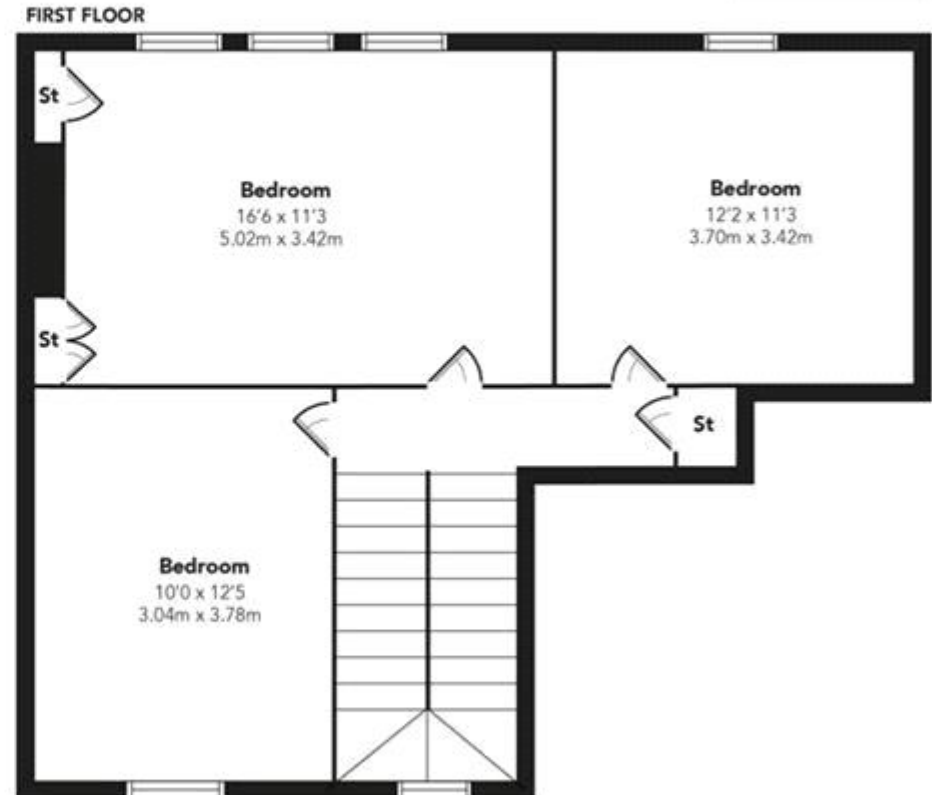
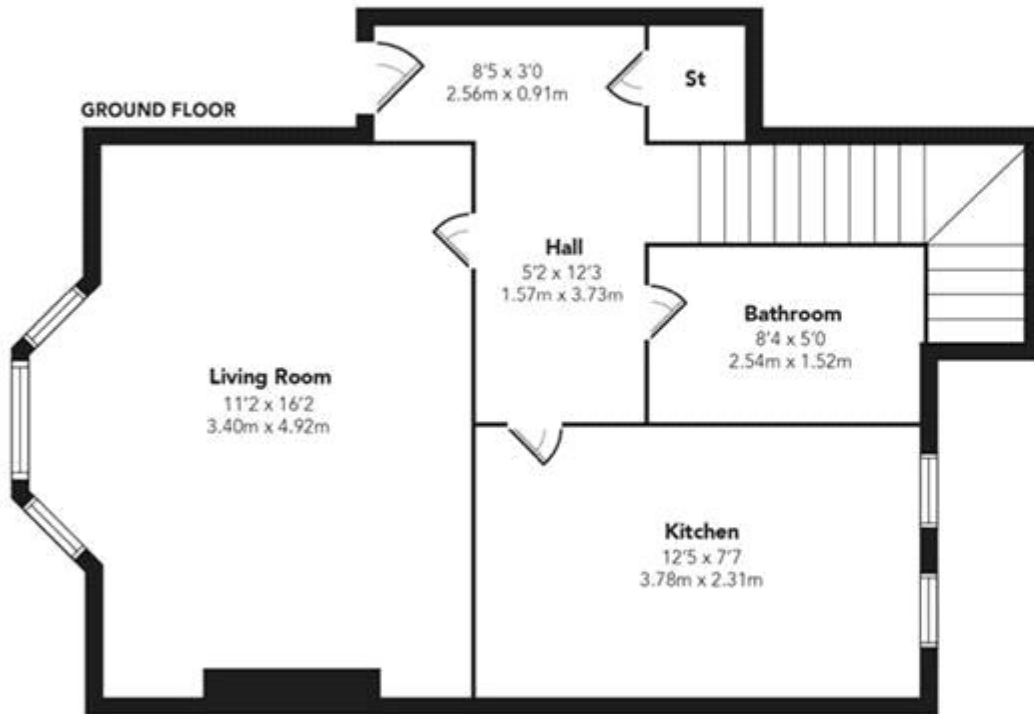
Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Private Garden,  
Rear Garden

## **Tenure**

Freehold



Floorplans are indicative only - not to scale  
Produced by Plushplans 



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Batchelor's Estate Agents - Batchelor's Glasgow  
 1056 Shettleston Road, Glasgow G32 7PP  
 Tel: 0141 286 0248 Email: [enquiries@batchelorsestates.co.uk](mailto:enquiries@batchelorsestates.co.uk) Website:  
<https://batchelorsestates.co.uk/>

