



GARDEN STIRLING BURNET

**233 MOSSVALE ROAD**  
PROVANMILL, GLASGOW, G33 5QS



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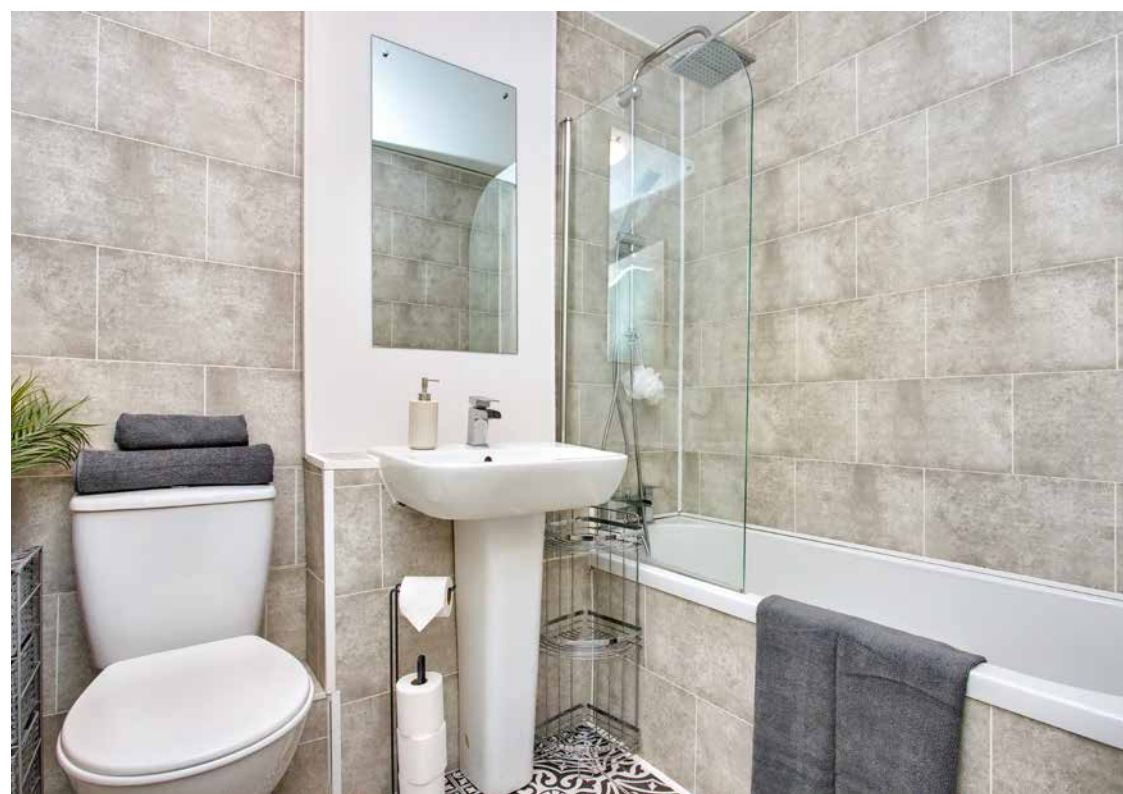




This well-presented terraced house forms part of an established residential development in Provanmill and boasts comfortable, neutral interiors perfect for first-time buyers, couples, commuters and young families. The accommodation opens with an entrance vestibule and hall, leading to a carpeted main bedroom with built-in and under-stair storage. To the rear, a breakfasting kitchen provides generous storage and direct access to the private garden. Upstairs, there is a sunny and spacious living room, a versatile second double bedroom, and a modern tiled bathroom with an overhead shower and a wall-hung mirror. On-street parking is available nearby. Additionally, 233 Mossvale Road is close to excellent local amenities, schools, shops, parks and bus links, whilst also being a short drive from central Glasgow.

## FEATURES

- Terraced house in Provanmill
- Part of an established residential development
- Entrance vestibule and hall with stairwell
- Sunny and spacious living room
- Breakfasting kitchen with garden access
- Carpeted main bedroom with a built-in storage
- Versatile second double bedroom
- Modern tiled bathroom with overhead shower
- Private gardens
- On-street parking
- Gas central heating
- Double glazing throughout





**OFFERS TO:**  
**40 High Street**  
**Glasgow, G1 1NL**

**Tel: 0141 473 1124 or**  
**07761 280 840**

[propertysales@gsbsolicitors.co.uk](mailto:propertysales@gsbsolicitors.co.uk)



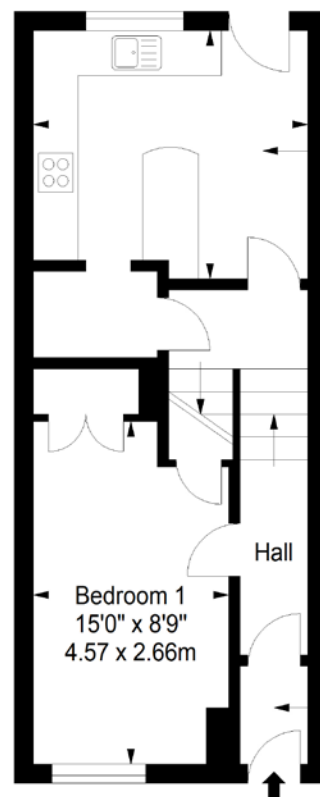
#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

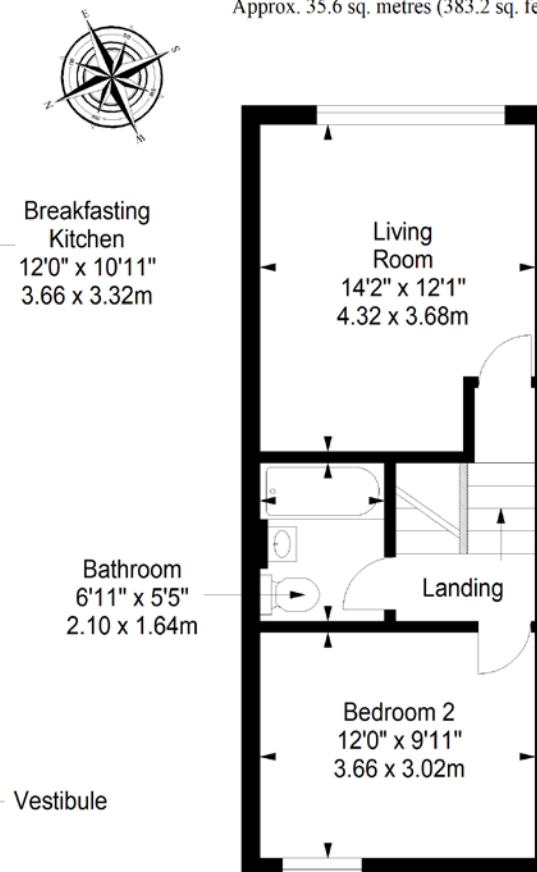
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Ground Floor**  
Approx. 35.6 sq. metres (383.2 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.4 sq. feet)

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.