

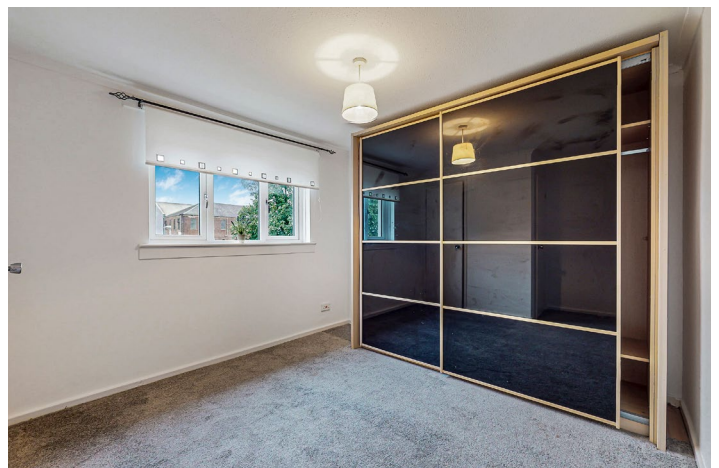


**SOLICITORS & ESTATE AGENTS**



**Mid Terrace Villa**  
**19 Bernard Path, Bridgeton, Glasgow, G40 3BE**  
**Offers Over £159,995**





**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

Brought to the market at 19 Bernard Path is a stylish four bedroom mid terrace property in walk in condition. The accommodation is thoughtfully laid out, with bedroom four located on the ground floor, perfect for guests, a home office, or a flexible living space, while the remaining three bedrooms are upstairs, providing privacy from the main living areas. The bright and spacious living room creates an inviting setting for relaxation or entertaining, flowing naturally towards the modern kitchen, which is finished in sleek white gloss units for a clean and contemporary look. A convenient downstairs shower room adds practicality, while the upstairs family bathroom offers a touch of luxury with its white three piece suite, marble effect wet wall, and striking black taps. The property further benefits from a private rear garden, available parking, and electric heating, with an EPC rating of D.

Located in Bridgeton, Glasgow, the home enjoys an excellent position for access to amenities and transport links. Bridgeton Railway Station is just a short walk away, and there are frequent bus services along nearby London Road, making commuting into the city centre quick and easy. The area is well served by primary and secondary schools, including Dalmarnock Primary and St Mungo's Academy, both within walking distance. Healthcare needs are met by nearby GP practices and Glasgow Royal Infirmary, just over a mile away.

Bridgeton is a vibrant and historically rich area, known for its local landmarks such as the iconic Bridgeton Cross "Umbrella" and the Glasgow Women's Library. Residents also benefit from nearby leisure facilities, including the Commonwealth Arena, Sir Chris Hoy Velodrome, and Crownpoint Sports Complex. A variety of local shops, cafes, and supermarkets are within easy reach, making day-to-day living convenient.

With its blend of bright and spacious living accommodation, modern interiors, private outdoor space, and a location that offers both community charm and city convenience, 19 Bernard Path presents an attractive opportunity for buyers seeking a well-presented home in an accessible and well-connected part of Glasgow.

## EPC Rating

D

## Measurements

LOUNGE	12'5" x 15'7" 3.79 m x 4.74 m
KITCHEN/ DINING ROOM	13'11" x 10'7" 4.23 m x 3.22 m
BEDROOM 1	12'5" x 15'4" 3.79 m x 4.69 m
BEDROOM 2	13'10" x 9'4" 4.22 m x 2.85 m
BEDROOM 3	13'10" x 10'7" 4.22 m x 3.23 m
BEDROOM 4	9'11" x 9'5" 3.02 m x 2.87 m
BATHROOM	11'5" x 4'4" 3.47 m x 1.33 m
SHOWER ROOM	17'2" x 4'6" 2.17 m x 1.36 m



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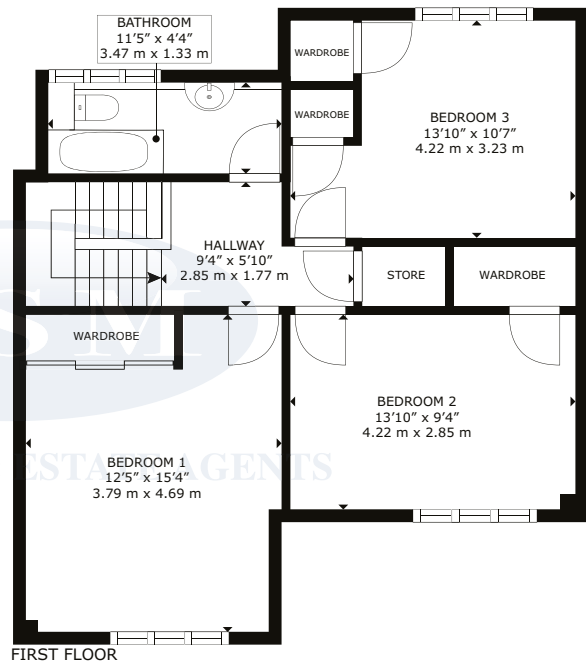
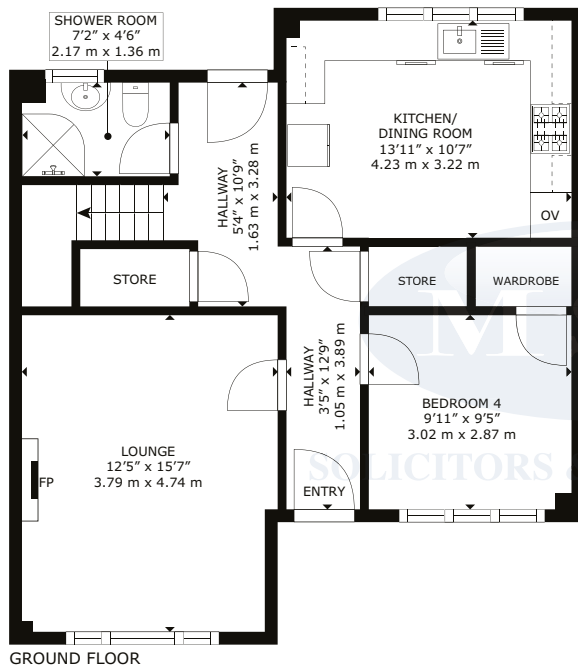
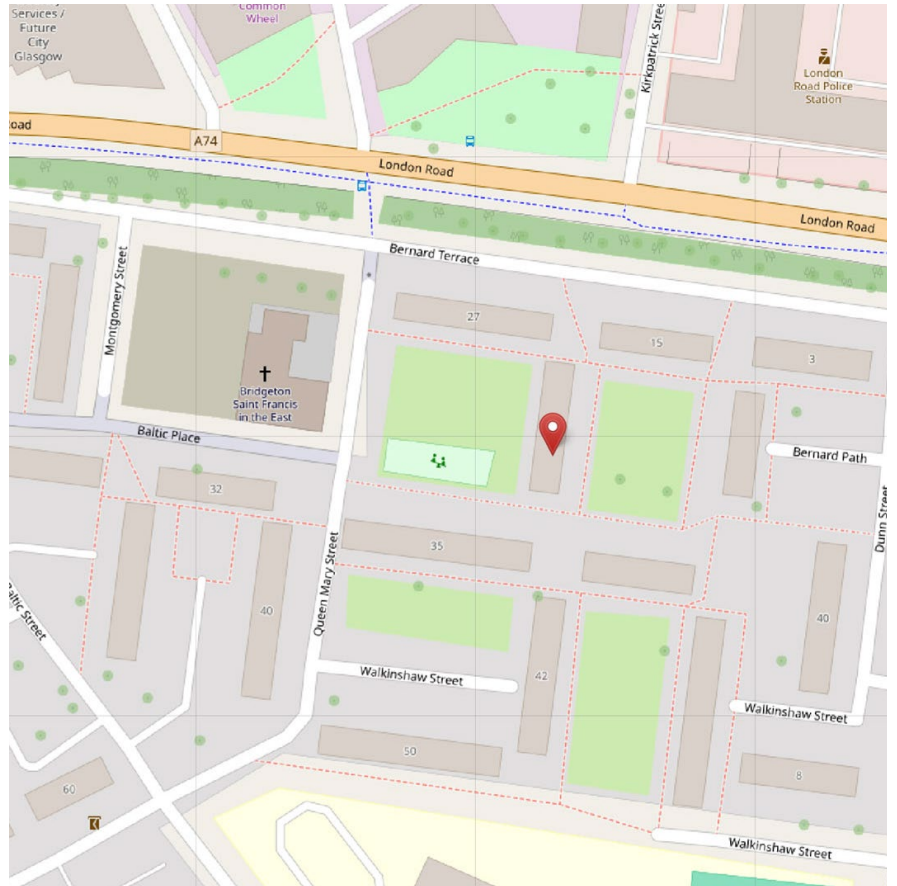
## Travel Directions

From MSM head south on Crow Road and take the Clyde Tunnel (A739). Follow signs for the M8 East and join the motorway towards the city centre. Take Junction 12 for the A74 (Tollcross/Rutherglen) and at the roundabout, take the second exit onto London Road. Turn left onto Bernard Street, then right onto Bernard Path. Number 19 will be on the left-hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
GROUND FLOOR : 663 sq. ft , 61 m<sup>2</sup> FIRST FLOOR : 658 sq. ft , 61 m<sup>2</sup>  
TOTAL AREA : 1,321 sq. ft , 122 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plush Plans Ltd

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
Telephone 0141 339 5252, Fax 0141 339 4617

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