

# Flat 2/1, 10 Lochburn Gardens

MARYHILL, GLASGOW, G20 0SL



BEAUTIFUL TWO-BEDROOM FLAT  
WITH SOUTH-FACING TERRACE



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Jonny Clifford with McEwan Fraser Legal is delighted to present this stunning two-bedroom flat with south-facing terrace & canal views in the heart of Maryhill. Situated in one of Maryhill's most desirable and vibrant pockets, this beautifully appointed two-bedroom flat offers a superb opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on style or outdoor space. Located within a modern, well-maintained development, the flat is positioned on a preferred level and benefits from a bright, open layout throughout.

The accommodation comprises A stunning open-plan kitchen and living area, thoughtfully designed for modern living. The kitchen features integrated appliances, generous counter space, and stylish cabinetry, all of which flow seamlessly into the bright and airy lounge. It's a perfect space for both quiet evenings and entertaining guests. The real show-stopper is the large, south-facing private terrace, a rare gem in this area. This outdoor haven acts as a genuine extension of the living space, offering all-day sun and panoramic views across the peaceful canal. Whether you're soaking up the sun, dining al fresco, or enjoying a peaceful morning coffee, this terrace delivers the perfect backdrop.

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There are two spacious double bedrooms, each with ample room for furnishings and storage. The rooms are bathed in natural light and enjoy a calm, neutral décor — ideal for relaxation or working from home.





**Bedroom 2**

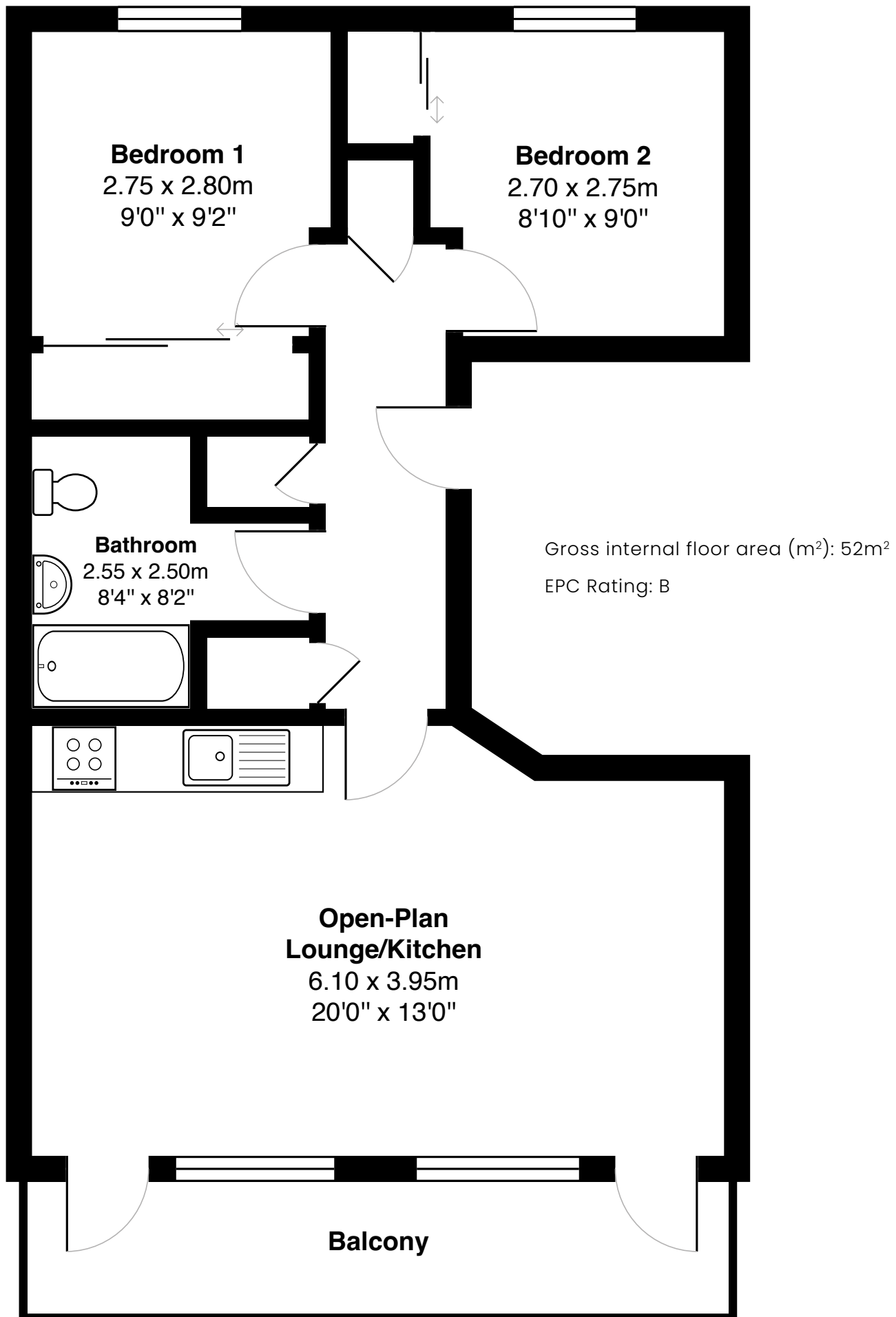






A contemporary fully tiled bathroom, featuring a sleek three-piece suite, including a bathtub with overhead shower, modern vanity unit, and quality chrome fittings.









Additional highlights include gas central heating, double glazing, secure entry, and well-kept communal areas. Residents also benefit from excellent parking availability. This is a rare opportunity to secure a stylish, move-in-ready home with exceptional outdoor space in a truly sought-after location.







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Maryhill is a dynamic and well-connected district in Glasgow's north-west, known for its rich history, strong community spirit, and ongoing regeneration. Bordered by the vibrant West End, this increasingly popular area offers an attractive mix of character, convenience, and green space, making it a favourite among first-time buyers, professionals, and families alike.

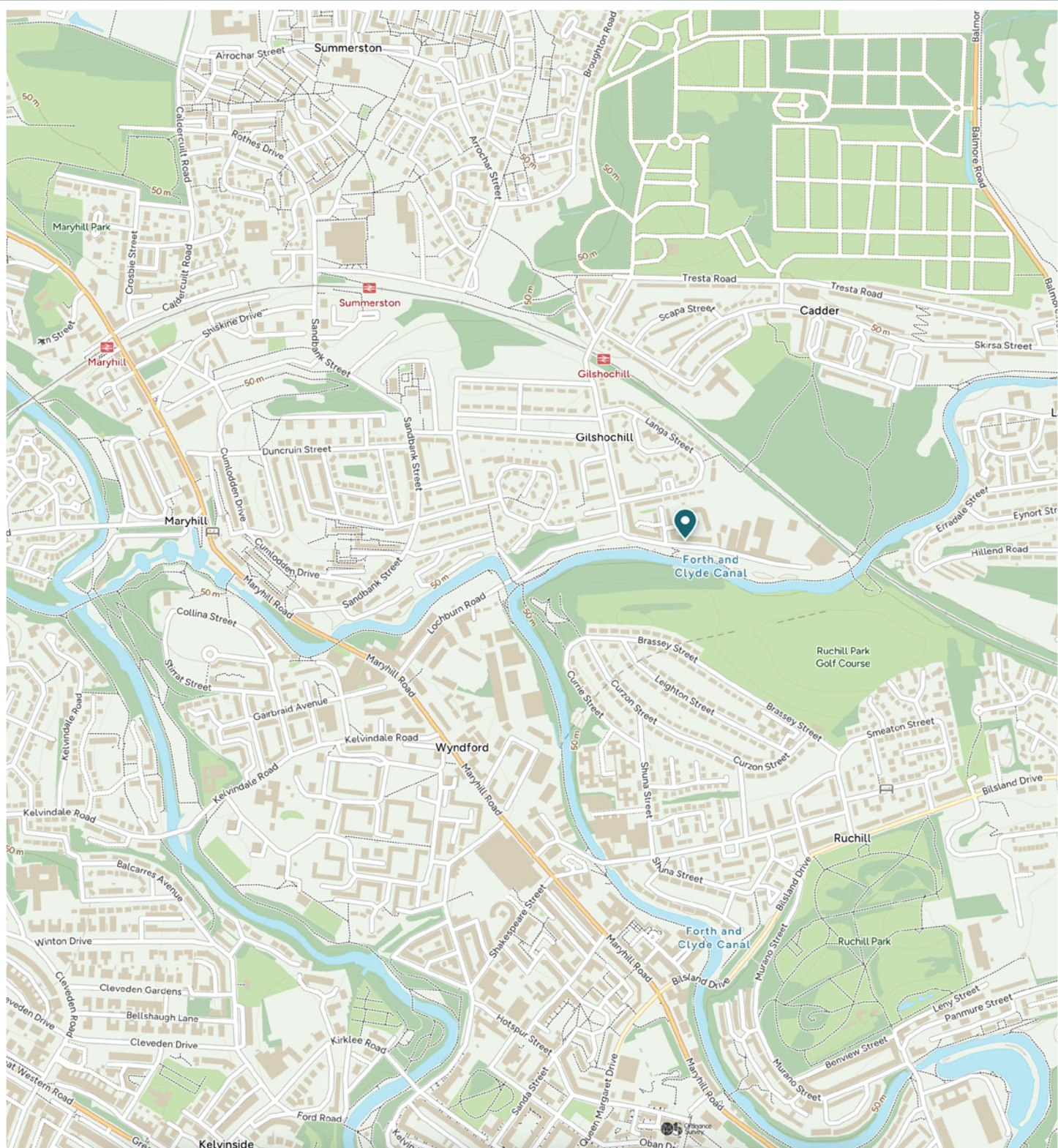
The area combines traditional sandstone tenements and modern developments, creating a diverse street scape that reflects its past and present. With the Forth and Clyde Canal running through it, Maryhill also offers a peaceful, waterside setting in parts, perfect for walking, running, or cycling along the tow-paths.

Excellent transport links make Maryhill particularly appealing. Frequent bus services and nearby train stations such as Maryhill and Gilshochill offer quick access to Glasgow city centre and beyond, while Great Western Road provides easy driving routes east and west.

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## The Location





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Designer

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