

# First Floor 5 Blairbeth Terr

BURNSIDE, GLASGOW, G73 4JB



*Three-bedroom Georgian masterpiece in the heart of Burnside; elegance, space, and craftsmanship like no other*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this exceptional first-floor apartment in a distinguished Georgian villa, Burnside's finest address.

Tucked away on one of Burnside's most prestigious and leafy residential streets, this exquisite three-bedroom, first-floor apartment occupies the entire upper level of a magnificent Georgian villa, offering a rare blend of historic grandeur and modern refinement. A home of truly exceptional calibre, this property is a masterclass in architectural elegance, interior sophistication, and thoughtful restoration. From the moment you arrive, the home exudes presence, the villa's imposing stone façade and mature tree-lined setting set the tone for what lies within. Inside, you are immediately struck by the scale, proportion, and sense of light that defines this remarkable residence.

# THE LOUNGE / KITCHEN



At the heart of the home lies a spectacular open-plan living room and kitchen, a space that balances opulence and function in perfect harmony. Herringbone flooring stretches across the room, drawing your eyes towards the extraordinary original cornicing, an intricate crown of artistry that adorns the ceilings and simply takes your breath away. A statement fireplace adds warmth and heritage charm. The newly installed kitchen, complete with quartz worktops, bespoke cabinetry, and premium German appliances, is both effortlessly stylish and wonderfully practical.







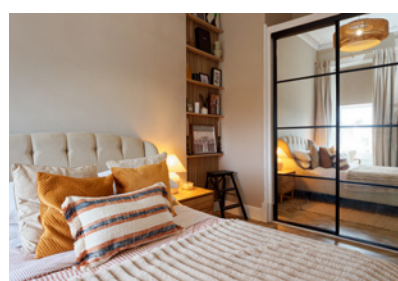
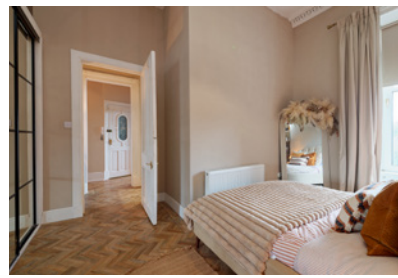
# THE HALLWAY





Both principal bedrooms are exceptionally generous in scale, each beautifully decorated in a refined, calming palette that complements the period character of the property. High ceilings, large sash windows, and considered interior finishes create a boutique hotel feel throughout. The third room, currently styled as a study, offers excellent flexibility, whether as a serene home office, nursery, or elegant guest bedroom. It continues the same standard of detail and proportion found throughout the rest of the home.

# BEDROOM 1

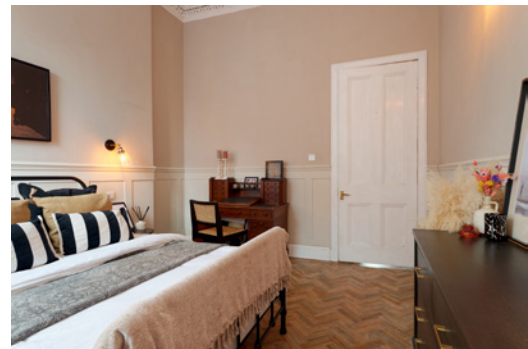




# BEDROOM 2



beautifully decorated in a refined, calming palette that complements the period character of the property





# BEDROOM 3





The recently upgraded shower room is a true sanctuary of calm, fully tiled in rich, neutral tones, fitted with high-end fixtures, atmospheric lighting, and a luxurious rainfall shower. Every detail has been considered to create a truly spa-like experience, a space to unwind and indulge.

# THE SHOWER ROOM





This is one of those properties that simply has to be seen to be believed. The grandeur of a Georgian villa, combined with the precision of a top-tier renovation, results in an interior that wouldn't look out of place in the pages of a design magazine.

From the architectural details to the exquisite finishes, no expense has been spared, and no corner has been cut.

Situated in the heart of Burnside, a neighbourhood known for its tranquil, tree-lined streets and elegant period homes, the location offers the best of suburban sophistication with easy access to local amenities, parks, and excellent transport links to Glasgow city centre.

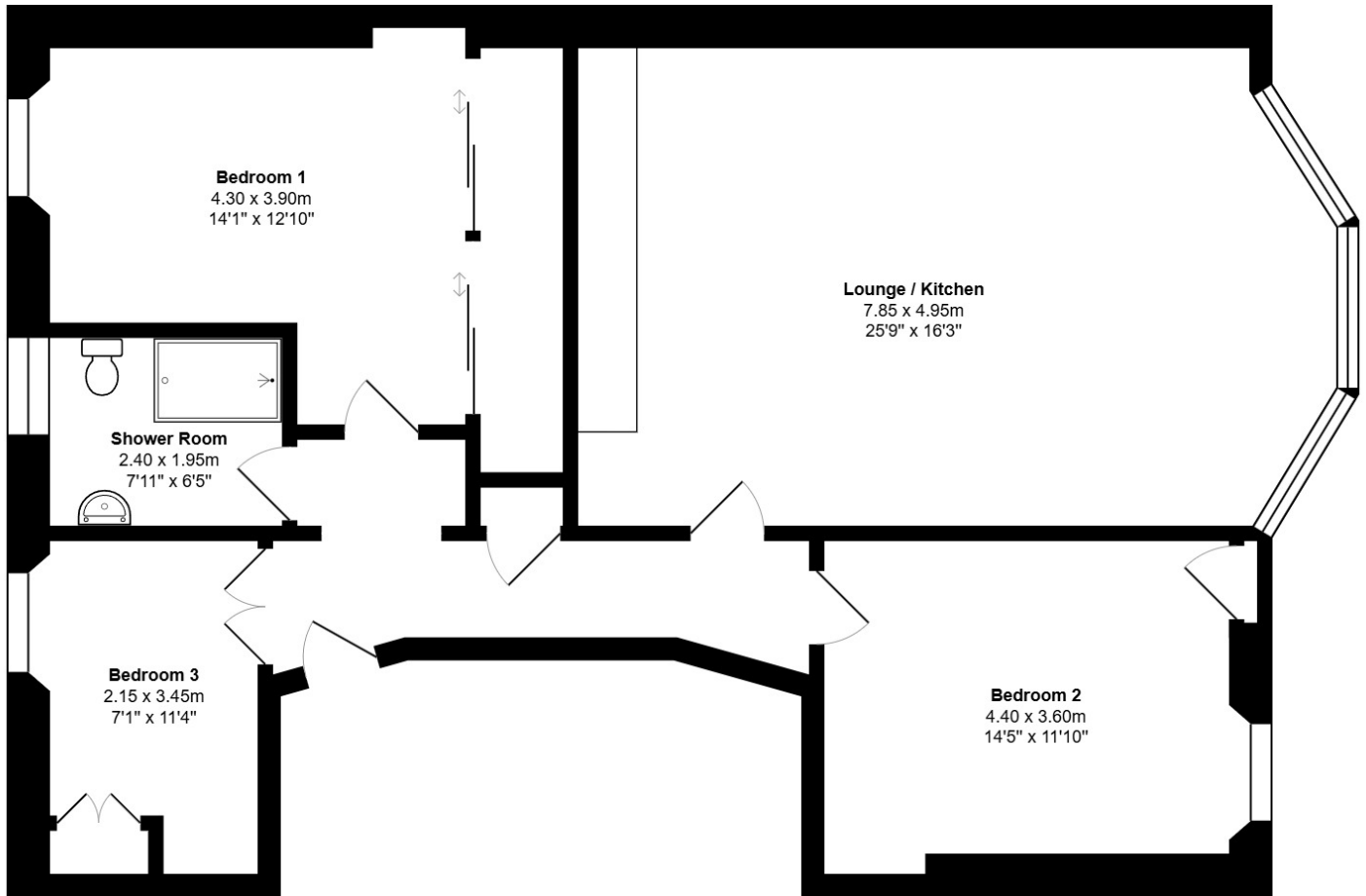
A residence of rare quality, unmatched elegance, and timeless appeal, this is Burnside living at its absolute finest.

# EXTERNALS



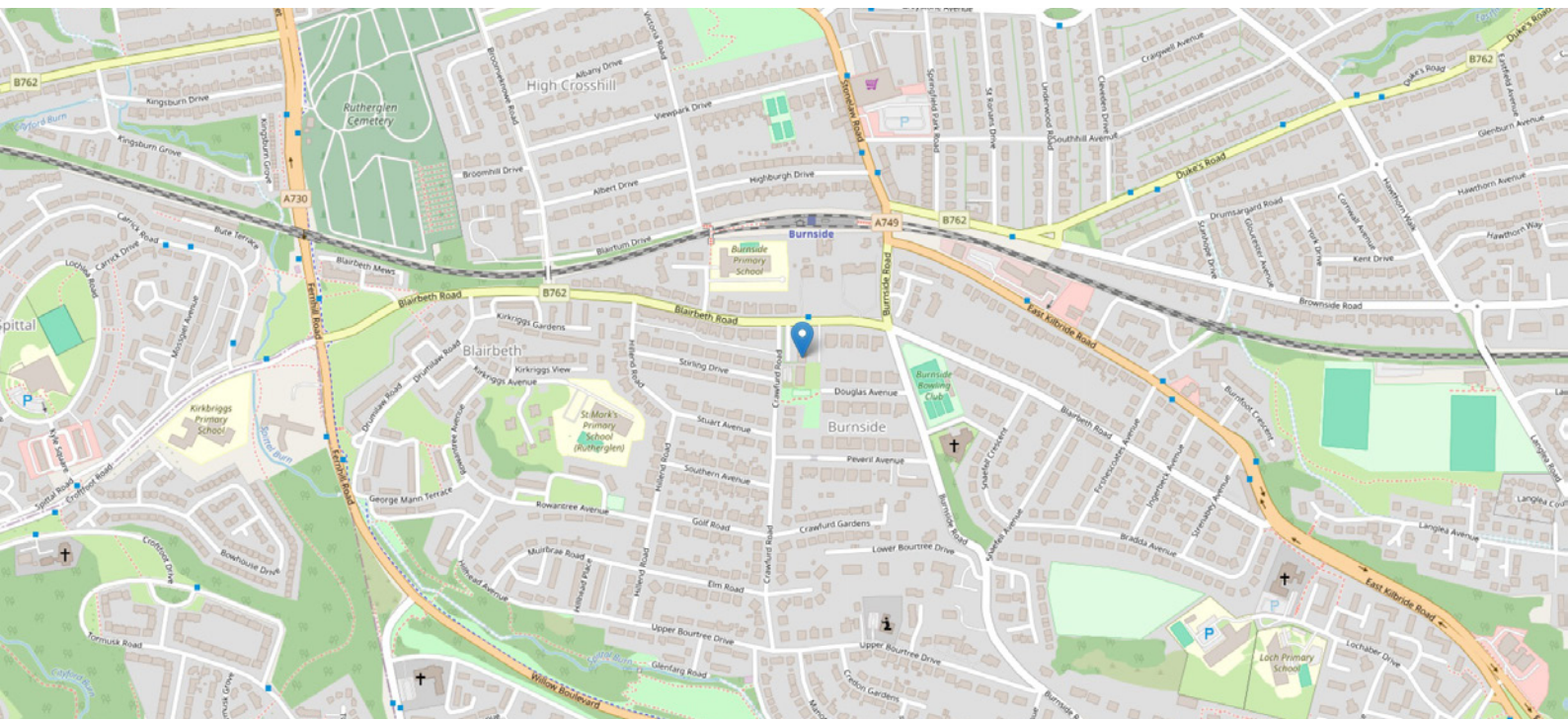


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Burnside is one of the most sought-after residential areas on Glasgow's southside, celebrated for its elegant tree-lined streets, impressive period architecture, and strong sense of community. Long favoured by professionals and families alike, Burnside offers the perfect blend of tranquillity and connectivity.

The area is known for its beautiful Victorian and Georgian villas, charming sandstone terraces, and well-maintained green spaces, giving it a distinctly suburban feel with an air of classic sophistication. Residents enjoy a peaceful, almost village-like atmosphere while remaining just a short commute from Glasgow city centre via nearby train stations and excellent road links.

Local amenities include independent cafes, delis, and quality eateries, as well as excellent schooling options, parks, and recreational facilities. The nearby Cathkin Braes Country Park provides expansive views and woodland walks, perfect for weekend escapes. Burnside strikes the rare balance of offering elegant, spacious homes in a serene setting, with all the convenience of urban living just minutes away, a true gem of the southside.



  
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