

# 3/1 69 Armadale Street

GLASGOW, G31 2RA



*Beautifully presented three-bed apartment,  
Walk-in condition, Dennistoun.*



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# THE LOUNGE/KITCHEN



We are delighted to bring to the market this excellent three-bed apartment, set in a charming sandstone period building in the eternally popular area of Dennistoun, Glasgow. This beautiful apartment is a real triumph of exquisite character, blending seamlessly with spacious and stylish accommodation to offer a great place to call home.

The accommodation benefits from a wonderfully bright lounge/kitchen/diner, which due to its shape, would suit a range of furniture configurations. The spacious room is very welcoming and it makes a very relaxing environment to come home to.





The kitchen is perfect for the apartment, finished in a good range of fitted units, with an electric hob and oven with plenty of room for the freestanding fridge freezer and washing machine. Freestanding appliances and furniture may be available by separate negotiation.





The three bedrooms are a good size, all with ample room for freestanding furniture, and the master is ensuite with an electric shower over the bath.

# BEDROOM 1



# BEDROOM 2

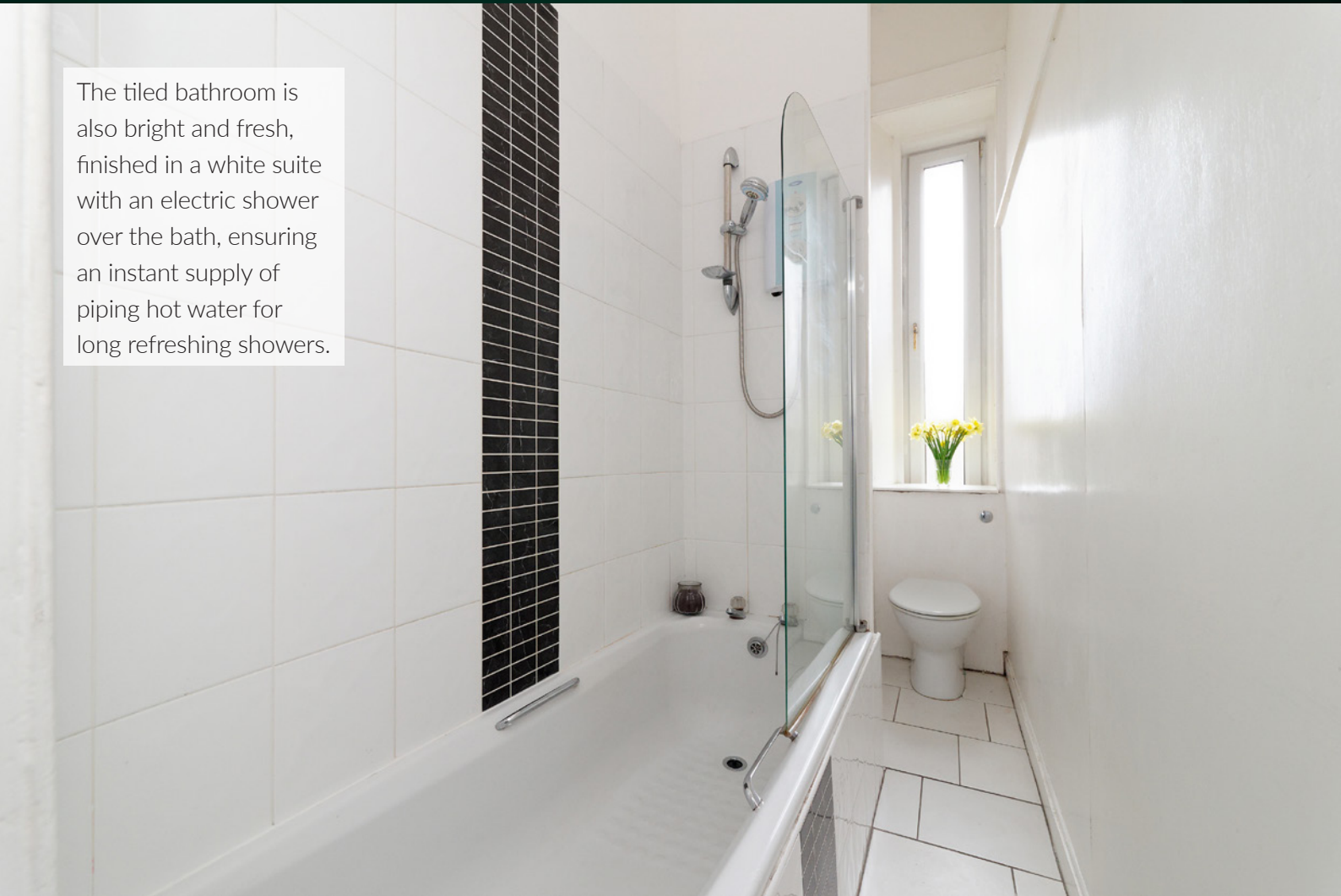


# BEDROOM 3



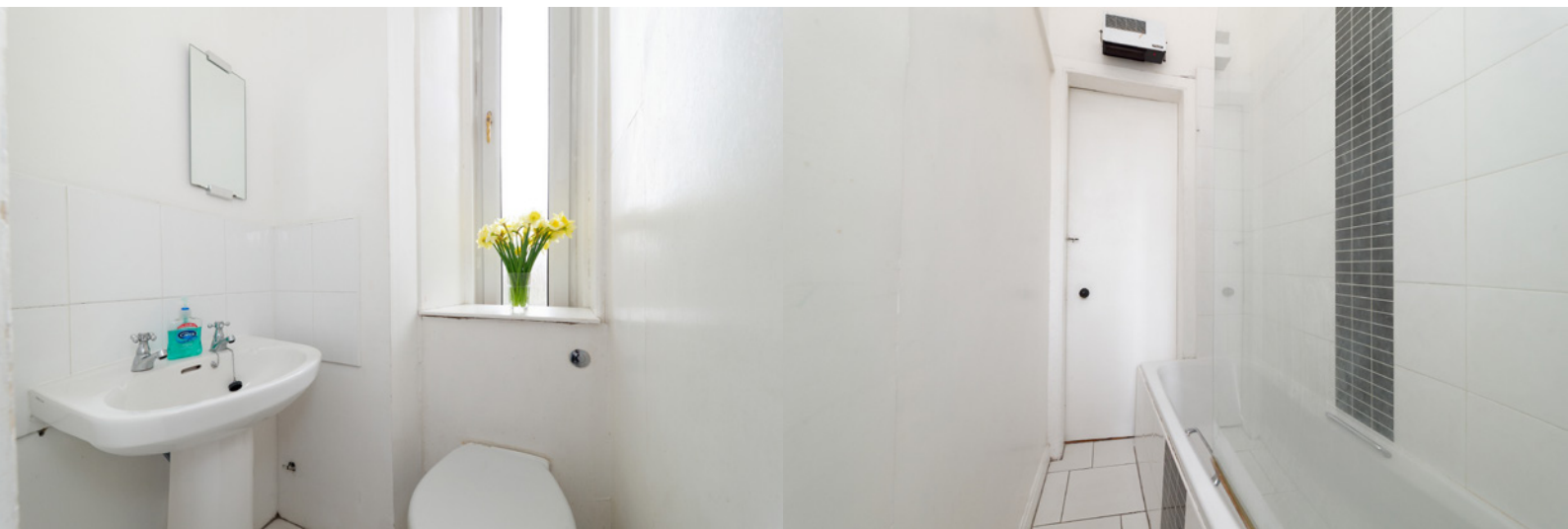
# THE BATHROOM

The tiled bathroom is also bright and fresh, finished in a white suite with an electric shower over the bath, ensuring an instant supply of piping hot water for long refreshing showers.

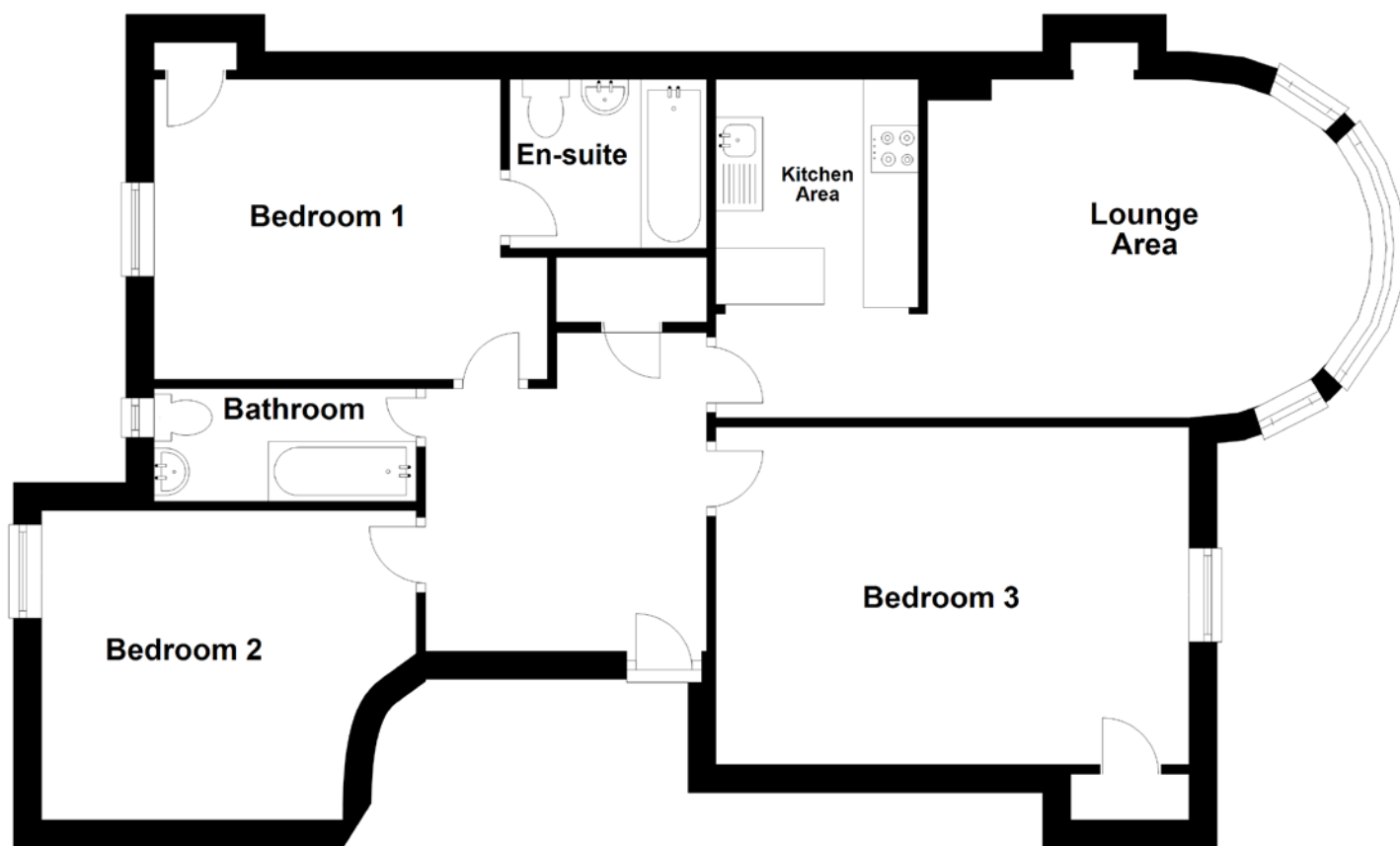


The apartment is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times, including a cupboard off the hall.

Parking is on-street. Early viewing is strongly advised for any young couple, small families or Buy-to-Let investors seeking a bright, spacious and stylish apartment in Dennistoun.



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

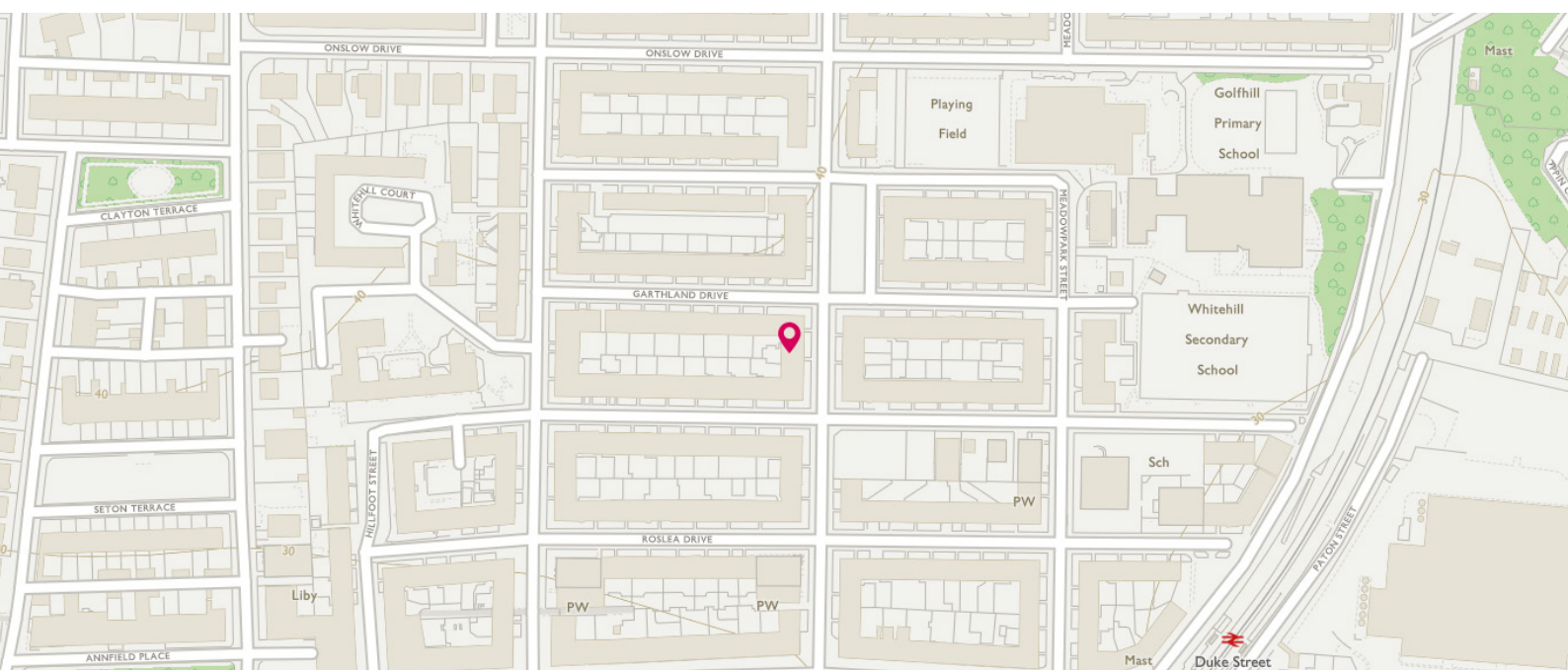
Lounge Area	5.05m (16'7") x 3.61m (11'10")
Kitchen Area	2.45m (8'1") x 2.16m (7'1")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
En-suite	2.10m (6'11") x 1.80m (5'11")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")

Bathroom

2.80m (9'2") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: F

Extras Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.



# THE LOCATION

The ever-popular area of Dennistoun is a great place to call home, benefiting from a wide range of local shops, schools, bars and food outlets.





The area also has a large Victorian Park, Alexandra Park which is perfect for those who like to walk and keep active. The area benefits from an excellent communications network with regular public transport links by road and rail to the heart of the city in fifteen minutes or less. Glasgow International Airport is located only seven miles away and the motorway links mean all areas of central Scotland are easily attainable on a daily basis.

For the commuter, it should be noted that the property is just a short walk from Alexandra Parade Train Station, and for lovers of the outdoors, Alexandra Park is just as close.



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