




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

621/2/2 Alexandra Parade

DENNISTOUN, GLASGOW, G31 3BX



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.

THE PROPERTY

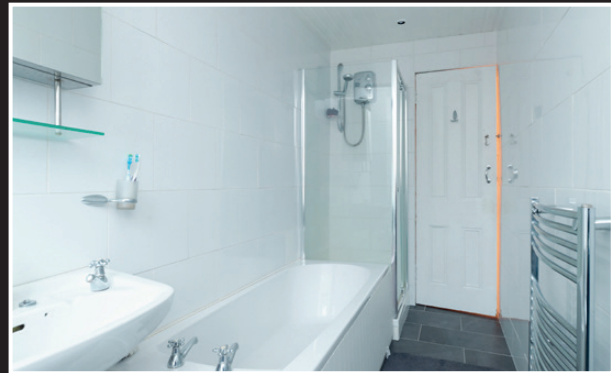
A fantastic opportunity has arisen to acquire this rarely available preferred traditional second floor flat set within the popular and sought after address of Alexandra Parade.

The flexible accommodation comprises of a reception vestibule, large entrance hallway, larger than average lounge with corner bay window formation, dining sized kitchen, large double bedroom and a four-piece bathroom. The property further benefits from double glazing, gas central heating, security entry and well maintained and looked after close and communal gardens to rear. Throughout there is fantastic storage. Whilst the property is in walk-in condition this home is a blank canvas for an enthusiastic buyer. Several properties which have sold in the surrounding buildings have modernised the kitchen and bathroom and further elevated these prime properties. An exciting proposition.

We recommend an early inspection to avoid disappointment and to appreciate the proportions of this fine flat on offer.



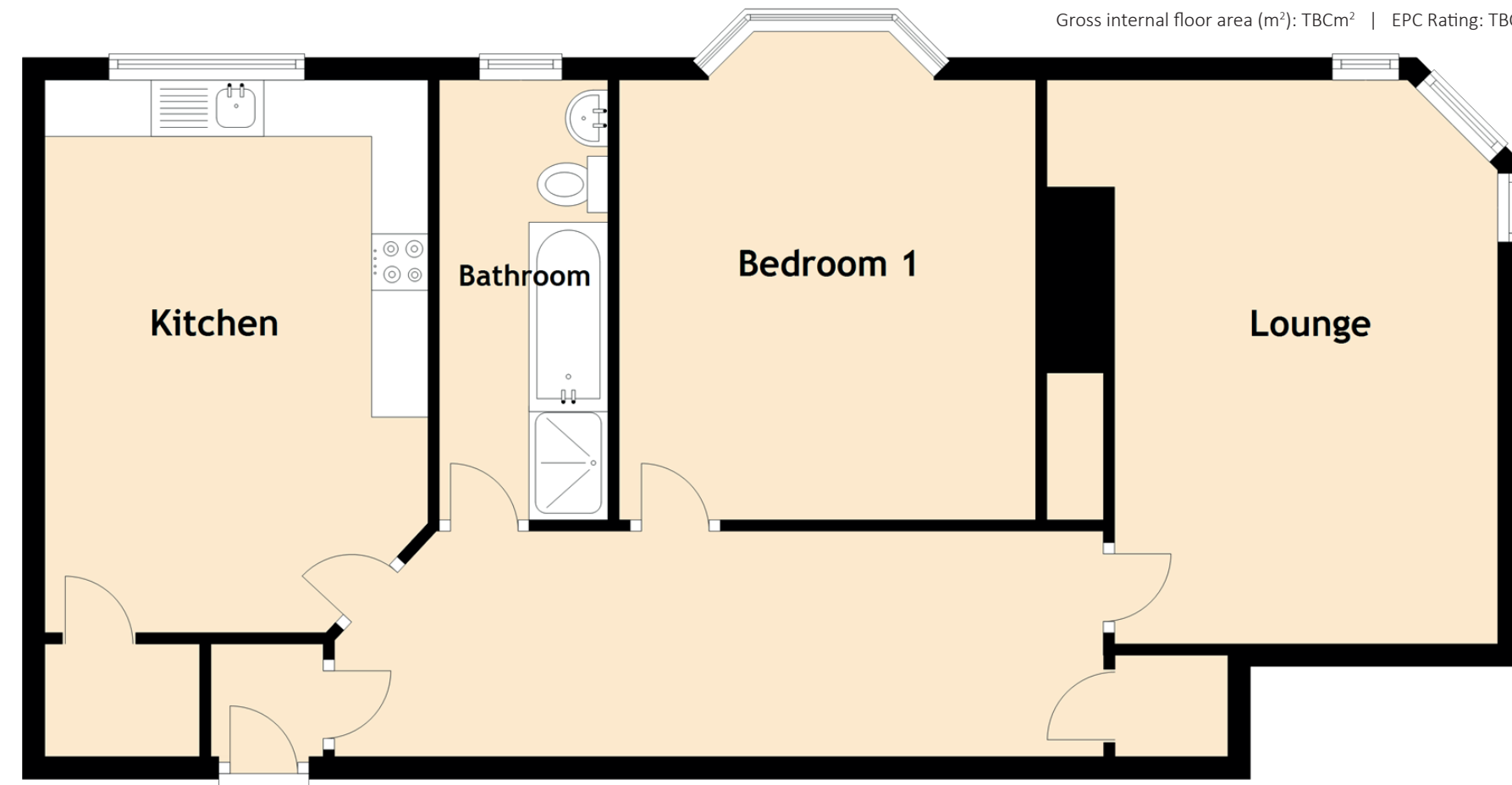
“...The property further benefits from double glazing, gas central heating, security entry...”



BEDROOM & BATHROOM



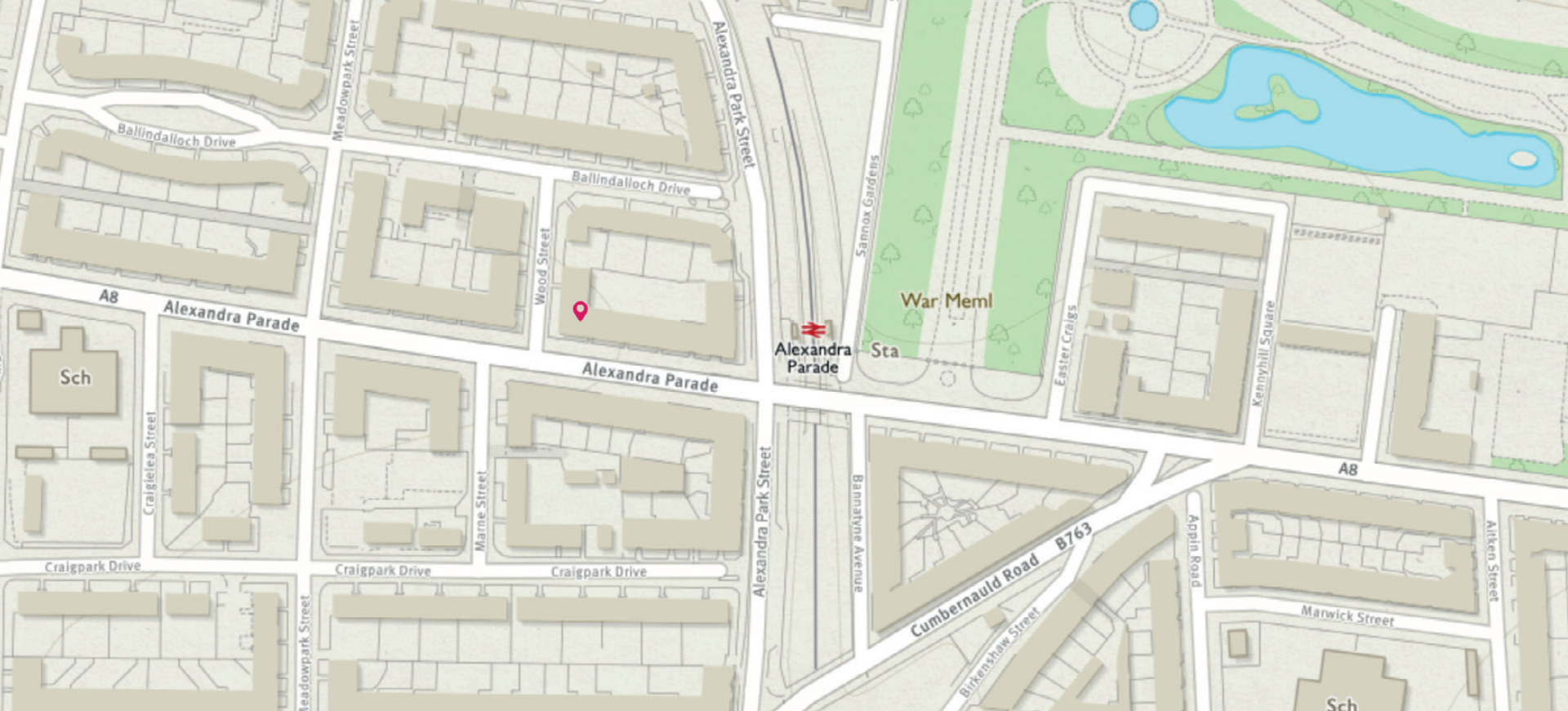
THE DETAILS



Approximate Dimensions (Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 5.00m (16'5") x 3.40m (11'2") |
| Kitchen | 4.90m (16'1") x 3.40m (11'2") |
| Bedroom 1 | 3.90m (12'10") x 3.70m (12'2") |
| Bathroom | 3.90m (12'10") x 1.50m (4'11") |

Gross internal floor area (m²): TBCm² | EPC Rating: TBC



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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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GEMMA CONSTABLE
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer