



  
**McEwan Fraser Legal**

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**2/2 7 Dundrennan Road**

BATTLEFIELD, GLASGOW, G42 9SB

# Battlefield

GLASGOW, G42 9SB

*“... enjoying a degree of seclusion and privacy within this leafy pocket of Battlefield, the property is superbly positioned ...”*

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Battlefield, the property is superbly positioned within a short stroll of the shops and amenities upon Battlefield Road. Nearby there is the ever-popular and trendy Shawlands area, where coffee houses, restaurants and delicatessens can all be found in abundance. Queens Park is only five minutes away providing recreational space, as well as tennis courts, football pitches and the popular fortnightly farmers market.

Frequent public transport services provide rapid commuter access to the city centre; the local railway station is within a two-minute walk. The city of Glasgow enjoys excellent transport links being served by two mainline railway stations and the M8/M73, M74 and M77 motorways which link to the central Scotland motorway network. Glasgow has an international airport which is located around 8 miles southwest of the City and is accessible by bus, rail, and car. An extensive and improving range of services and facilities are available within the City Centre.





## 2/2 7 Dundrennan Road

BATTLEFIELD, GLASGOW, G42 9SB

We are delighted to offer to the market a fantastic interior design and makeover opportunity, set in the ever-popular Southside location of Battlefield and located only yards from Primary and Nursery Schools. This spacious apartment will hold particular appeal for anyone with a flair for interior design and with the imagination and vision to see how a new sleek designer kitchen and a decorative remodel will take this spacious apartment to another level of comfort and desirability for 21st-century living.

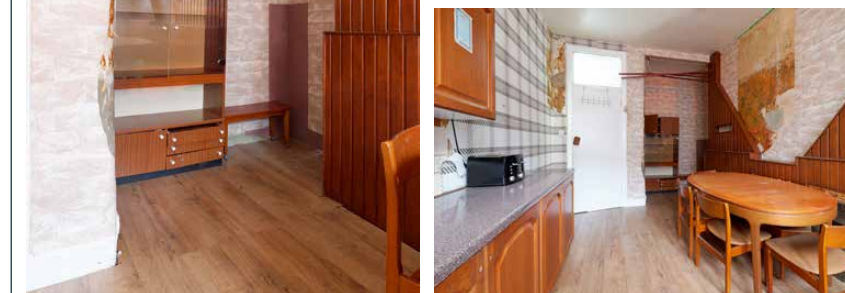
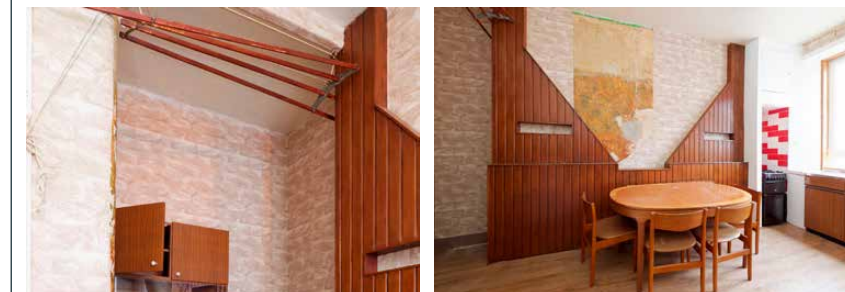
The accommodation comprises of a spacious lounge with light flooding in from the large corner aspect oval windows affording the room an unusually high level of light and airiness that's very appealing and relaxing.

The dining kitchen contains a range of light wood units with a gas cooker and ample space for a washing machine, fridge freezer and dishwasher. The hallway gives a great spacious feel to the entrance and the large cupboard could offer extra storage space to keep the apartment clutter-free or it may lend itself to become a shower room or even study space.

The tiled bathroom has been partially remodeled and contains a recently fitted sink and toilet with a bath. The two double bedrooms are bright and spacious with plenty of room for free standing furniture. The apartment benefits from partial double glazing and gas central heating.

Residents parking is on-street and the rear communal drying area is well managed and ideal.

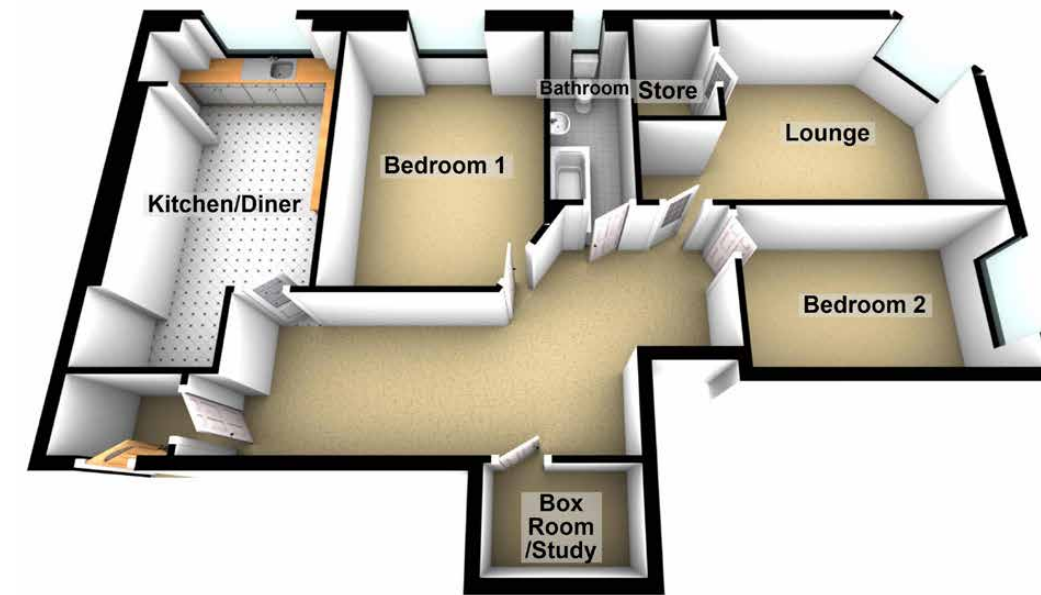
This is a truly great opportunity for anyone who likes to put their unique mark on their own interior Grand Design. Early viewing is strongly advised for anyone looking for an easy upgrade project or indeed Buy-to-Let investors looking for a sure-fire investment with the added benefits of a very popular South side location.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge         | 5.50m (18'1") x 3.40m (11'2")  |
| Kitchen/Diner  | 6.00m (19'8") x 3.20m (10'6")  |
| Bedroom 1      | 4.80m (15'9") x 3.30m (10'10") |
| Bedroom 2      | 4.40m (14'5") x 2.50m (8'2")   |
| Box Room/Study | 2.10m (6'11") x 1.40m (4'7")   |
| Bathroom       | 3.40m (11'2") x 1.30m (4'3")   |
| Store          | 1.90m (6'3") x 1.30m (4'3")    |

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup> | EPC Rating: C

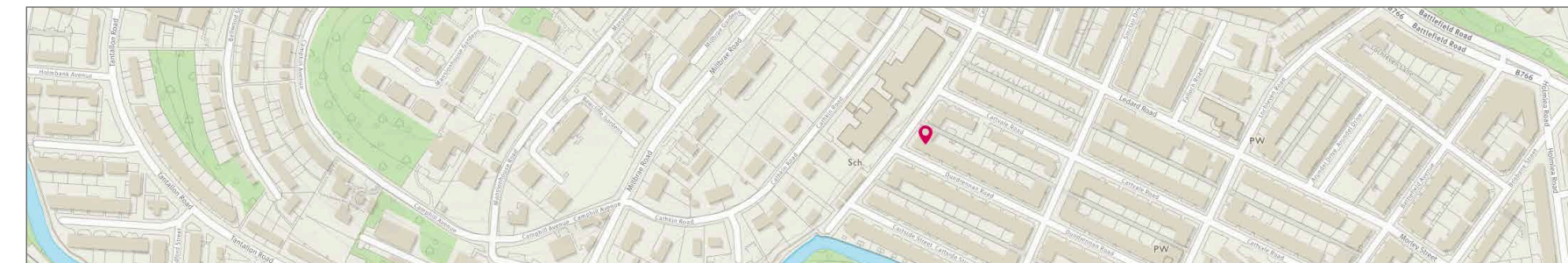


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