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GLASGOW

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.





LOUNGE / KITCHEN



2 / 2 66 HILLFOOT STREET

We are delighted to bring to the market this excellent, two-bed apartment. This unique apartment benefits from a very spacious open plan lounge/kitchen/diner with a stunning hexagonal bay window feature that floods the room with natural light and provides a perfect sunlit spot to relax in, the views are great too.

The apartment is spacious, modern, stylish and beautifully presented throughout, it is set in a quiet, central and popular development within the ever-popular Dennistoun area that's known for its community spirit. Given the excellent location, the apartment makes a great place for a professional couple or small family to call home, equally, it would make a perfect Buy-to-Let investment property.

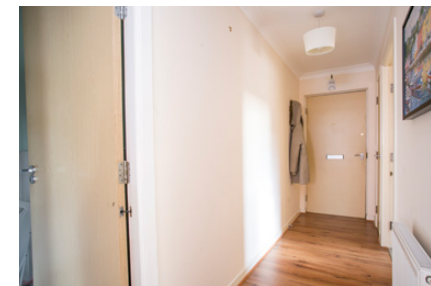
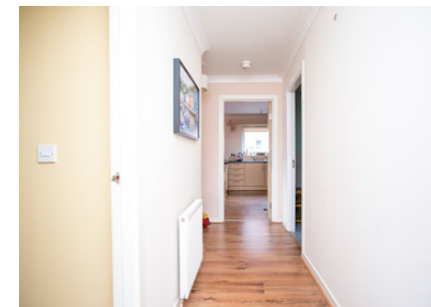
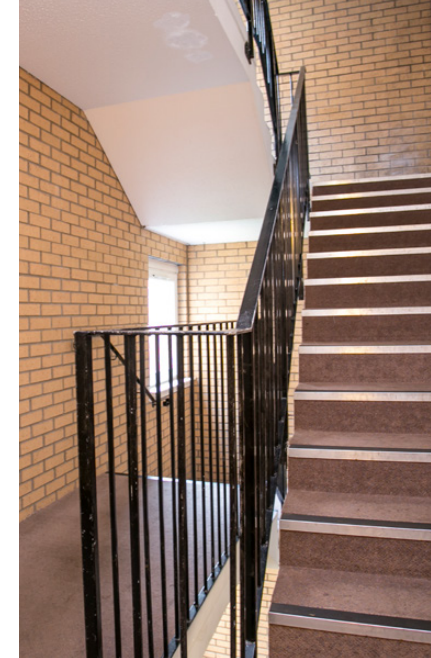
The accommodation further benefits from a very well-appointed kitchen/diner which is perfect for the apartment. Finished in a lovely range of light-beech fitted units, with a gas hob, electric oven and ample room for the integrated fridge freezer and washing machine. The breakfast bar area is really handy for busy work mornings where time is limited and convenience is at a premium. It all helps to provide a very clean, efficient and stylish workspace for any chef to serve up a marvellous meal.

The two bedrooms are a good size, both provide excellent room for freestanding furniture, built-in mirrored wardrobes that bounce the natural light around and the master bedroom benefits from an excellent en-suite with a large standalone mains shower.

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

The home 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 large cupboard off the hall. Residents parking is plentiful and un-allocated adjacent to the apartment.

Early viewing is strongly advised for any couple or Buy-to-Let investor looking for a bright, modern and stylish apartment, set in a fantastically popular area and one that makes a great place to call home.





BEDROOMS / BATHROOMS



FLOOR PLAN
DIMENSIONS
LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.60m (11'10")
Kitchen	2.50m (8'2") x 2.00m (6'7")
Bedroom 1	3.70m (12'2") x 2.60m (8'6")
En-suite	1.94m (6'4") x 1.19m (3'11")
Bedroom 2	3.80m (12'6") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Gross internal floor area (m²): 70m²

EPC Rating: B

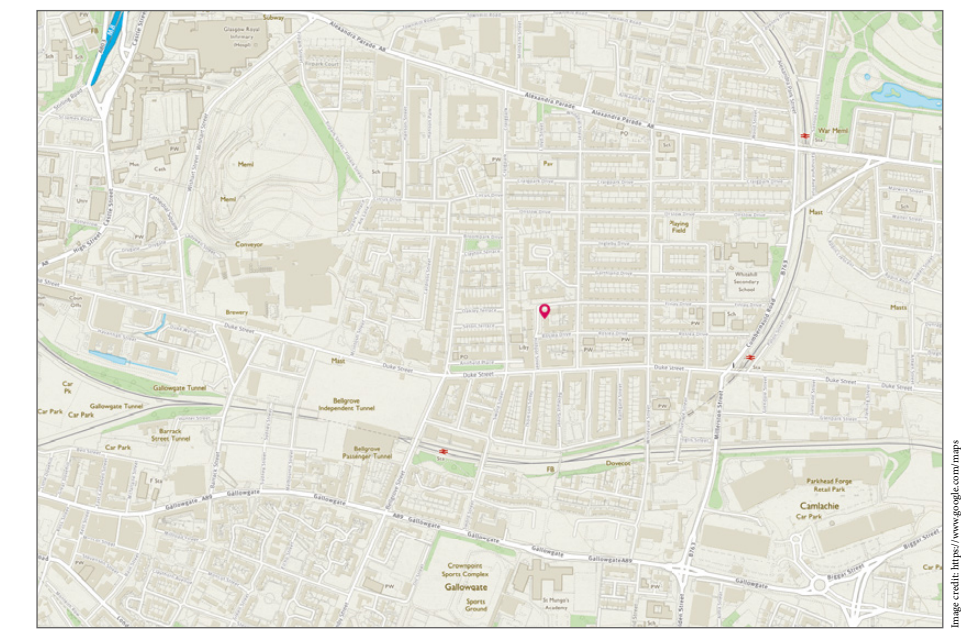


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