

2/2, 474 Duke Street

DENNISTOUN, GLASGOW, G31 1QF



*Rarely available spacious one-bed apartment -
Generally good condition*



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These traditional tenement apartments have eternal buyers appeal, given their spacious and flexible accommodation, high ceilings, lovely cornice detail, and exceptional value for money offering.

THE LOUNGE



The spacious accommodation comprises a bright lounge with beautiful large double-aspect windows that flood light into the room. Given the room's shape, it would suit a range of furniture configurations, whilst still allowing for a dining table or workstation if required.

THE KITCHEN



The surprising spacious kitchen contains a range of floor and wall mounted units, with a gas cooker, and ample space for the free-standing washing machine, fridge freezer and tumble dryer. The breakfast table enjoys a bright spot to enjoy your morning coffee before heading out for the day.





Although functional as-is with a shower over the bath, the bathroom would benefit from an upgrade to a more contemporary suite.

THE BATHROOM



BEDROOM 1



The double bedroom is spacious and bright, with ample room for free-standing furniture.

The home is kept warm, secure and comfortable via the gas central heating and secure door entry system. There is also plenty of storage space to keep the apartment clutter-free at all times.

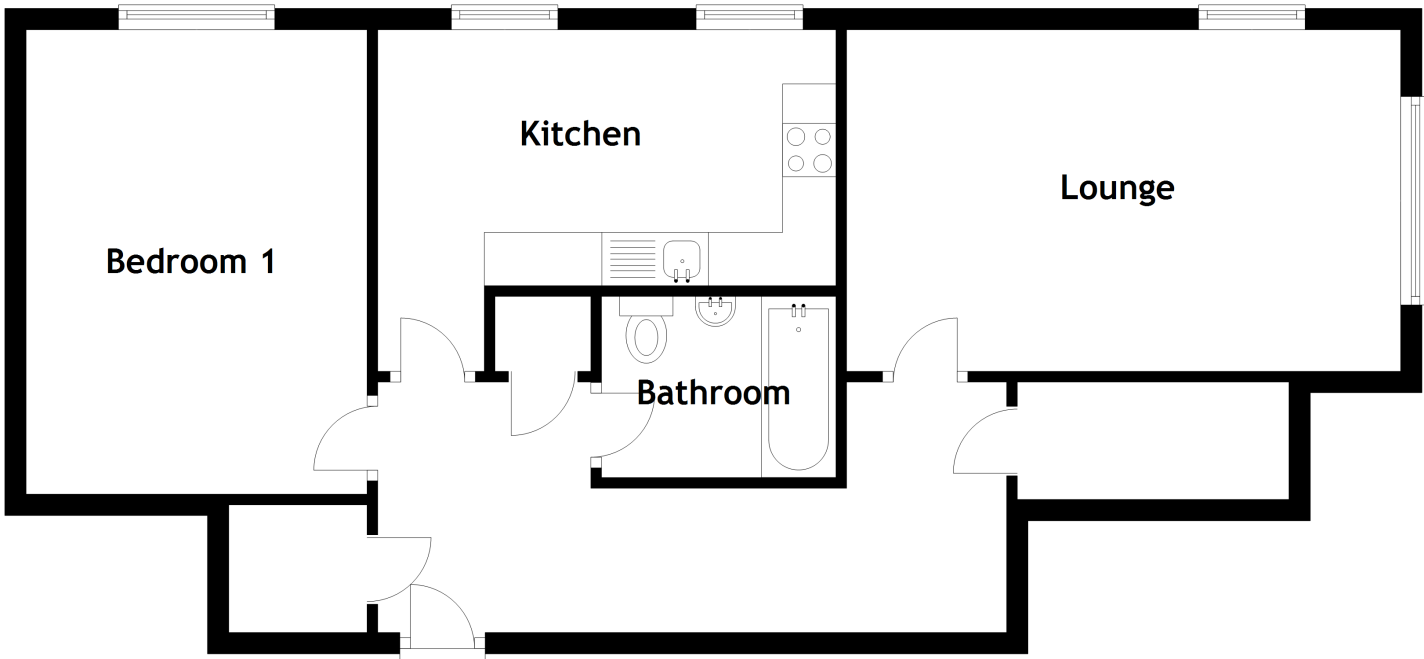
There is a communal drying area to the rear of the apartment and parking is plentiful and on-street. This is a great apartment for any young couple to acquire. The property offers so much scope for anyone wishing to take on a light upgrade. For those with a flair for exquisite interior design ideas, go one step further with a stylish and contemporary new bathroom and kitchen and this great property will move to a whole new level of sophistication for the modern couple to enjoy.

One thing is certain, early viewing is a must.

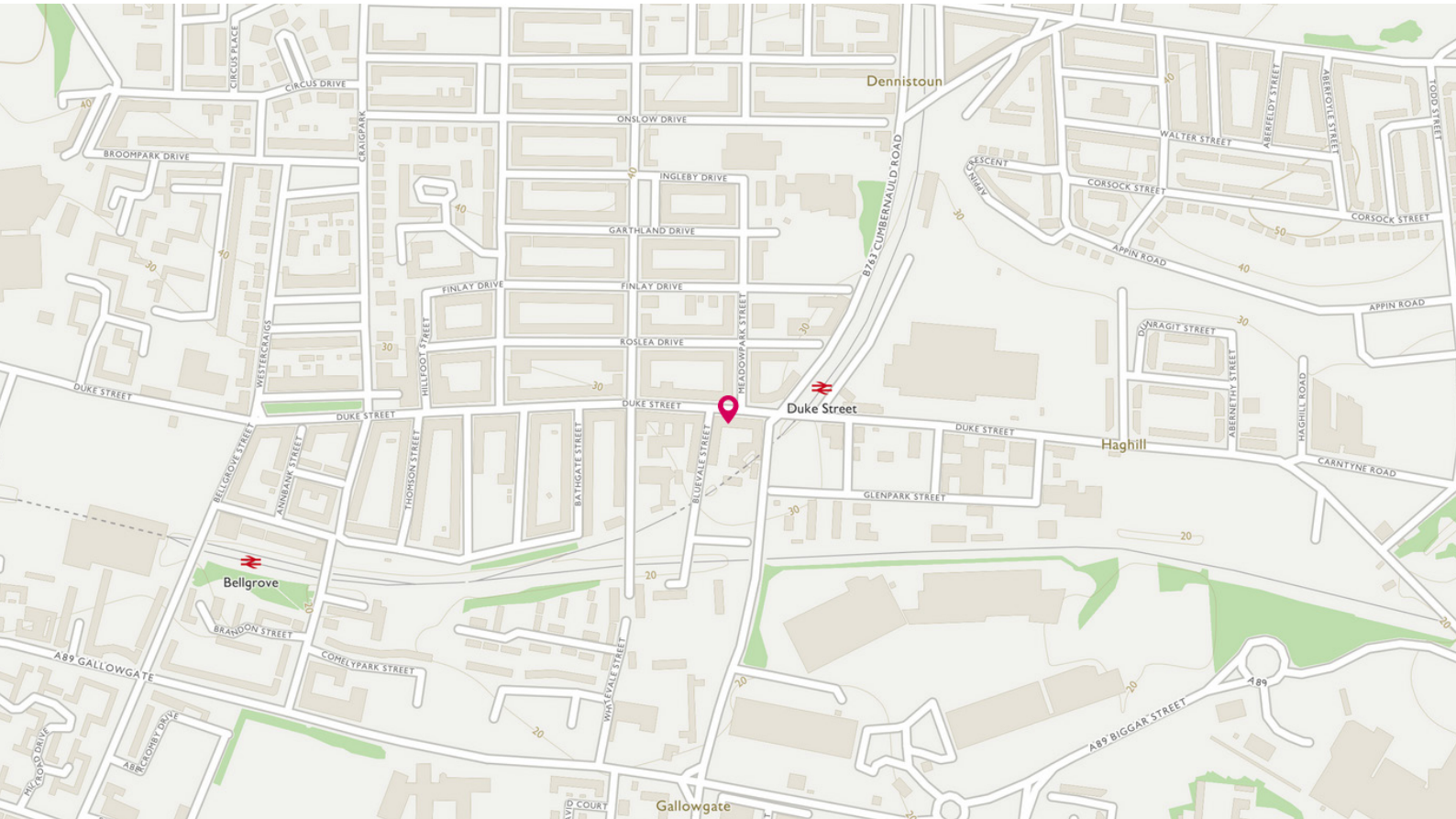
THE REAR



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bathroom	2.20m (7'3") x 1.50m (4'11")
		Bedroom 1	4.35m (14'3") x 3.20m (10'6")
Lounge	5.20m (17'1") x 3.20m (10'6")	Gross internal floor area (m ²): 67m ² EPC Rating: C	
Kitchen	4.30m (14'1") x 3.20m (10'6")		



THE LOCATION

We are delighted to offer to the market this spacious one-bed tenement apartment, set in the popular and vibrant area of Dennistoun.





Local shops, cafes and great food outlets are only two minutes away. The area benefits from very regular public transport links, both by road and rail to the heart of the city in fifteen minutes or less, with the train station placed less than a minutes walk from the apartment. The area also has a large Victorian Park, 'Alexandra Park', which is perfect for those who like to walk and keep active. Glasgow's Royal Infirmary is a short distance away, as is the City Park business complex which houses a wide range of major businesses. 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.



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