

# 0/1 52 Craigmillar Road

GLASGOW, G42 9HS



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Excellent two-bed ground floor apartment, front garden area, excellent condition, Battlefield*





Occupying a ground-floor position within this lovely sandstone tenement building, in the highly sought-after Southside residential location of 'Battlefield', is this spacious two-bed flat, presented to the market in excellent condition. A good deal of period detailing has been retained, most noticeably cornice work, which will undoubtedly appeal to the discerning buyer.

The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. The accommodation has been arranged to offer both flexibility and a high level of individuality.

# THE LOUNGE



On entering the property, viewers are greeted with a welcoming hallway, which provides access to all rooms. Immediately impressive lounge/diner, with a bay window to the front, flooding the room with natural light. The shape of the room affords the owners a plethora of furniture configuration options. The stunning feature fireplace provides a focal point for the room and the Bay windows allow space for a dining table.



# THE KITCHEN



The kitchen includes a range of contemporary floor and wall-mounted units with a complimentary worktop. It further benefits from an electric hob, electric oven, freestanding washing machine and fridge freezer.



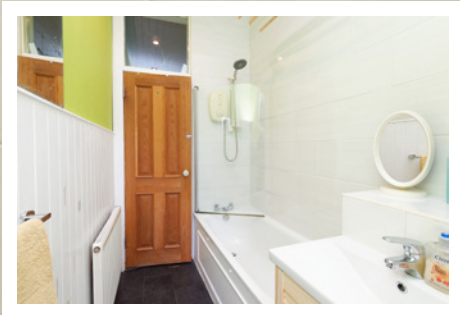




The master bedroom is spacious and bright and benefits from a walk-in storage area, there's space for additional free-standing furniture if required. The second bedroom is a good size and is bright and fresh. The bathroom is nicely presented with an electric shower over the bath, completing the impressive accommodation on offer.

The flat also benefits from double glazing and gas central heating.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Externally, there are well-kept communal grounds to the rear, which incorporate the drying zone. Ample on-street parking is available to the front aspect and the flat has its own private front garden area.

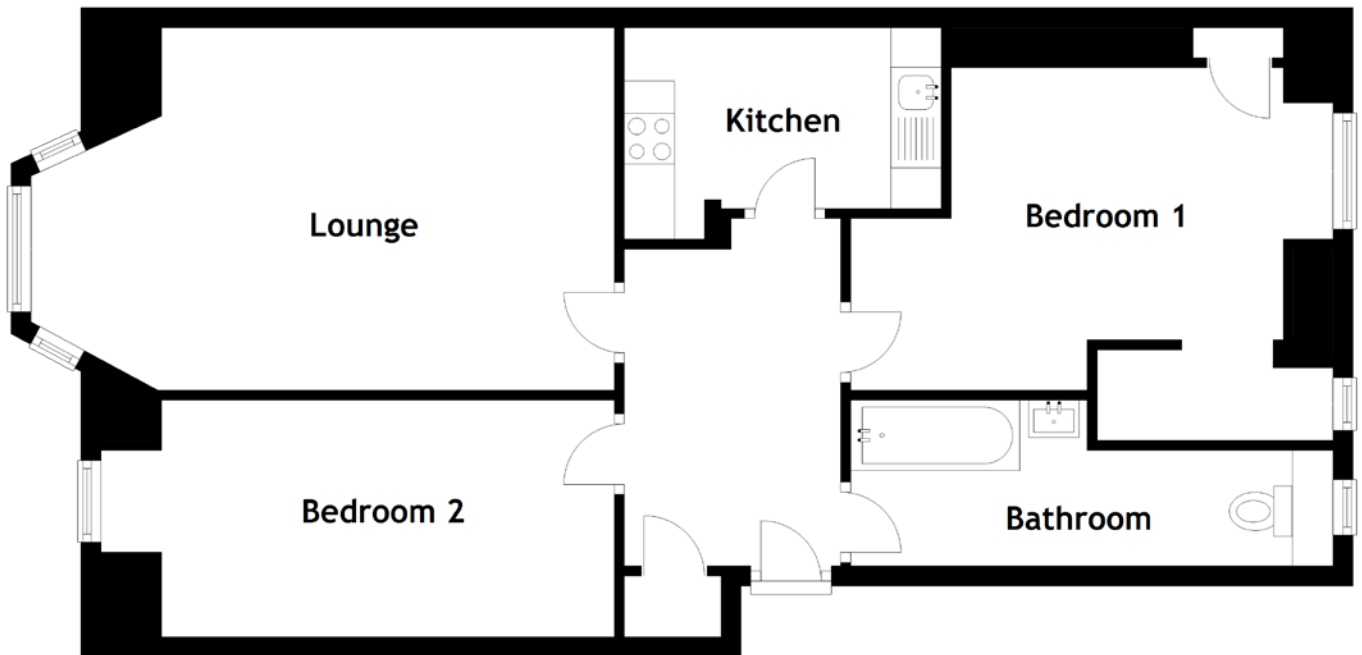
Early viewing is highly recommended to anyone seeking a great property in an eternally popular area.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



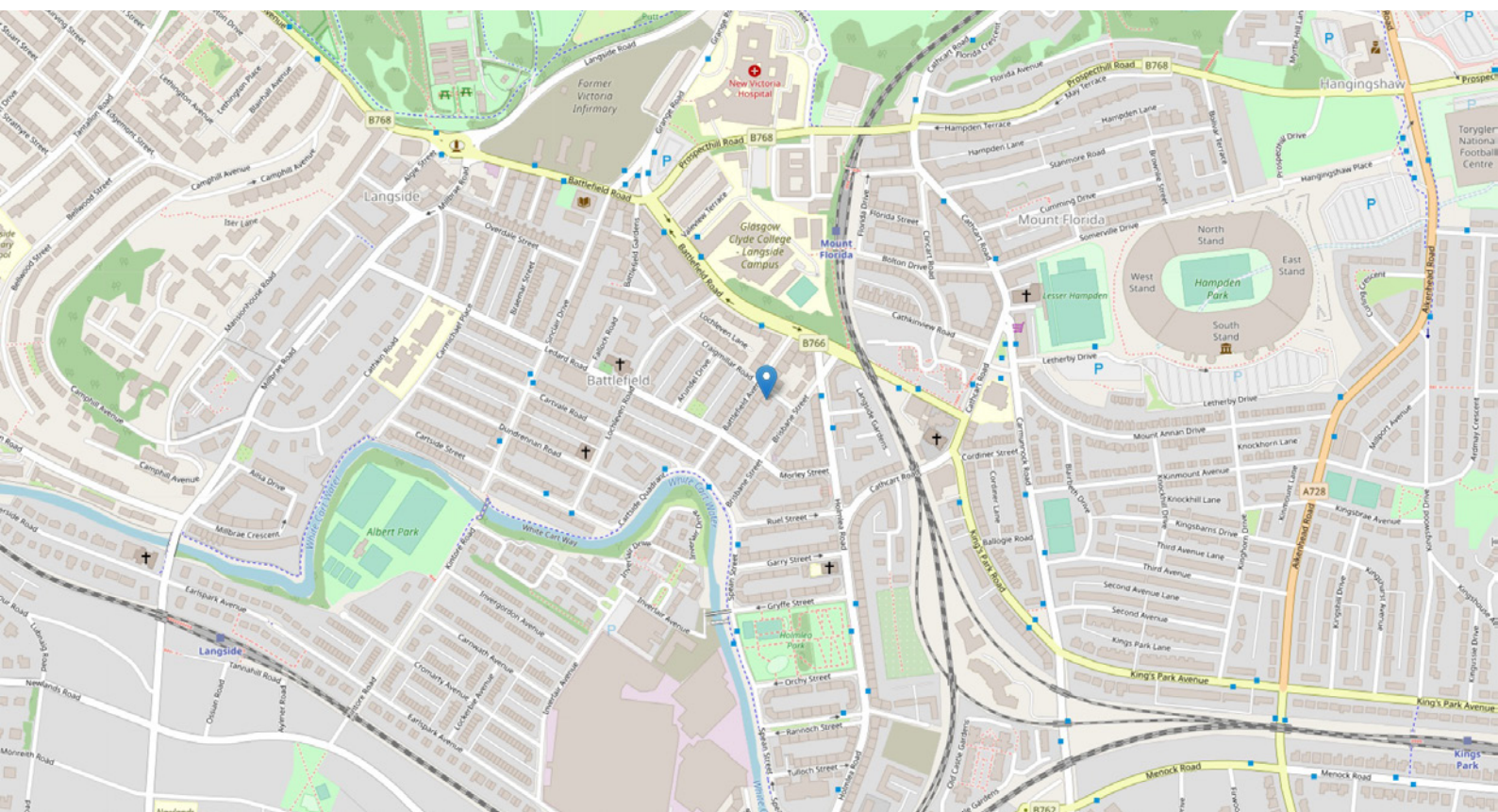
Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.60m (11'10")
Kitchen	3.15m (10'4") x 2.10m (6'11")
Bedroom 1	4.80m (15'9") x 3.15m (10'4")
Bedroom 2	4.50m (14'9") x 2.35m (7'9")
Bathroom	4.00m (13'1") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £2700.00

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





# THE LOCATION

Craigmillar Road in Battlefield is a perfect setting with an abundance of amenities on the doorstep. In nearby Battlefield, Mount Florida and Cathcart, local delicatessens and quality retailers are now springing up at a fantastic rate, and original, one-off shops, specialising in home furnishings and artwork are just as prevalent. When it comes to shopping, confident local retailers tend to go that extra mile to deliver a personal service, making all the difference. There is also an abundance of eateries with a varied choice of cuisine, from traditional pub to elegant European, Fusion and Asia/Pacific dishes. You'll find fashionable wine bars, bistros, cafes and popular late night venues, all within a short stroll. It's youthful in its outlook and it's a cool place to be seen.







The beautifully maintained Queens Park spans 148 acres and boasts peaceful, naturalised walks rich in wildlife, a boating pond, extensive rose gardens and a fortnightly farmers' market. There's cricket in the nearby recreation grounds and flood-lit social tennis on weekday evenings. Lawn Bowling facilities punctuate the built environment, and Scotland's sporting Mecca, Hampden Park, is only a short walk away.

The Tramway Theatre and Hidden Gardens are a must see on a lazy Sunday afternoon, a little haven in the city. A café latte, the weekend papers and a meandering stroll around the gardens is as pleasurable as it is refreshing. With its authentic sense of community, the re-emergence of the Southside and Battlefield as a leading residential quarter is hardly surprising. It is an area that is at ease with tradition and innovation.

If variety is the spice of life then Craigmillar Road is surely the place to be, and when the mood takes you, there's only a short distance between Craigmillar Road and the city centre. Car, train, taxi or bus, the best of both worlds in a few minutes. Other benefits include the close proximity to Mount Florida train station, and the property is also within the catchment for the sought-after Battlefield Primary School



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