

3/2,78 Roslea Drive

GLASGOW, G31 2RP



Spacious two-bedroom top-floor flat with great potential in the heart of Dennistoun



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McEwan Fraser Legal is delighted to present this bright and generously proportioned two-bedroom top-floor flat, offering excellent potential for buyers looking to put their own stamp on a home. While the property would benefit from renovation and redecoration, it has strong fundamentals and generous room sizes, making it an ideal opportunity for first-time buyers, investors or those seeking a home with character in a great location.

On entering the property, you're welcomed into a wide and airy hallway that connects all rooms. The hallway also benefits from good storage space, high ceilings and period detailing, giving the flat character throughout.

THE LOUNGE



The spacious lounge sits at the end of the hall and features a standout electric fireplace and ornate ceiling coving that adds a sense of period charm. It's a comfortable and elegant room with ample space for dining or relaxing.

THE KITCHEN



The kitchen is positioned opposite the front door and offers good storage. All appliances are currently in place, making it practical for the future homeowners.



To the left, the main bedroom offers plenty of room for furniture, with a large front-facing window that fills the space with natural light. The second bedroom, also a well-sized double, includes a built-in wardrobe and sits to the rear, making it ideal as a quiet bedroom, guest room or home office. The bathroom, located across from the main bedroom, includes a bath, WC and wash basin.

THE BEDROOMS



THE BATHROOM



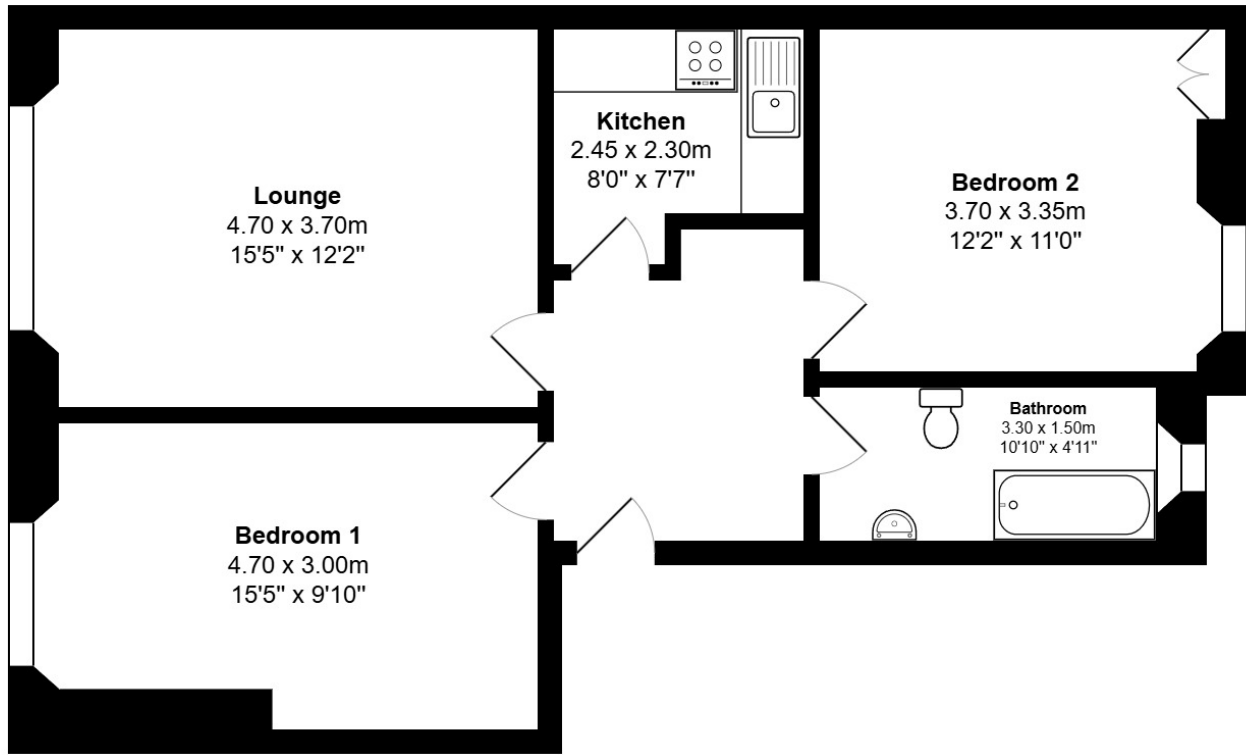
EXTERIORS



Further benefits include a communal garden to the rear and free on-street parking to the front.

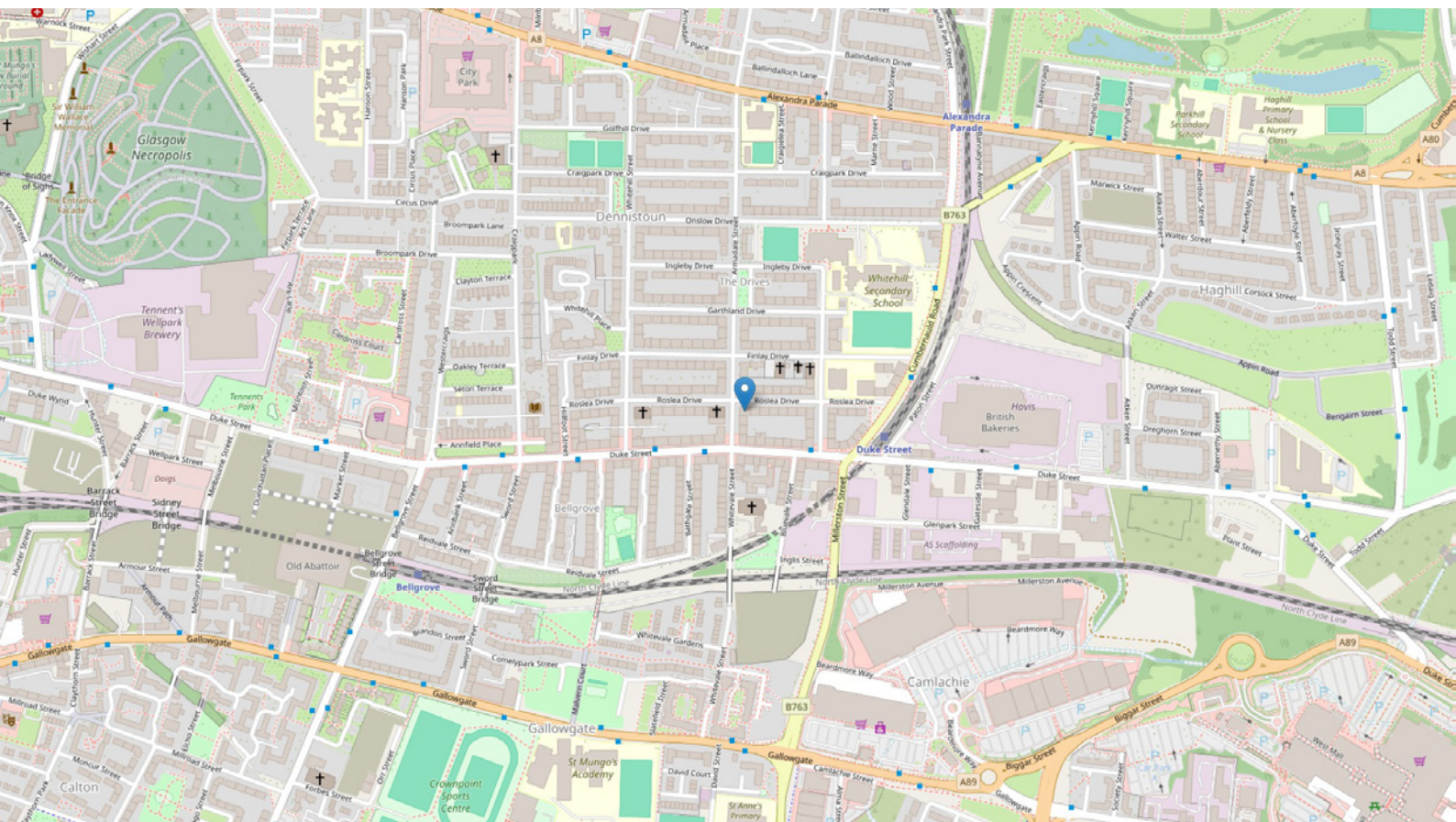
This is a well-kept, flexible home in a sought-after location, perfect for young families, working professionals or those looking for a solid rental investment.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: G



THE LOCATION

Roslea Drive is ideally positioned just off the vibrant Duke Street in the heart of Dennistoun, one of Glasgow's most popular and fast-growing neighbourhoods. Local cafes, shops, bars and restaurants are all within walking distance, offering plenty of options right on your doorstep. The property is just a ten-minute drive from Glasgow Central, with strong public transport links nearby, including Duke Street and Bellgrove train stations. The area is also well served by regular bus routes and quick access to the M8.





For outdoor space, residents can enjoy nearby Glasgow Green and Alexandra Park, both offering wide open green areas and paths for walking, running or cycling.

Dennistoun is popular with first-time buyers and families alike thanks to its community feel, local amenities and proximity to the city centre. The area continues to attract attention for its ongoing regeneration and excellent value for property.



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