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GLASGOW, G31 2GD

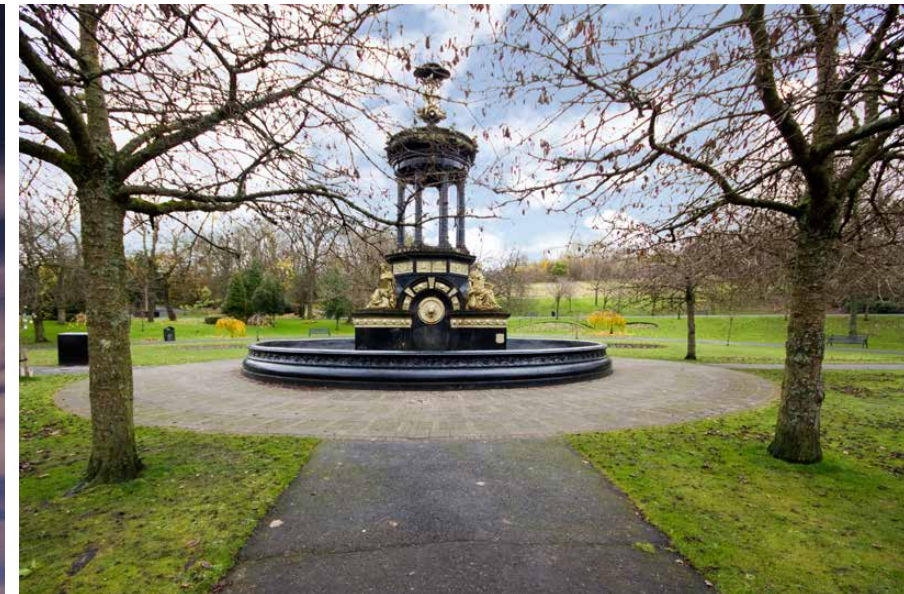


GLASGOW

The Dennistoun area has an excellent range of local shopping facilities and a number of restaurants, trendy cafes and bars. The area is well served by local bus routes and there are excellent arterial road links with connections to both the M8 motorway network and the eastern edge of Glasgow city centre. This location is perfect for commuters with the apartment set at the City end of Dennistoun.

There is a railway station at Alexandra Parade and High Street which are both within only a short stroll from the apartment. This fantastic development is located within close proximity of the Wasps Artists Studios with a hugely popular café. Along with the very popular Drygate micro brewery also only 5 minutes away. It is also close to Glasgow's Cathedral and the main campus of Strathclyde University. The Royal Infirmary is within walking distance and this development has been particularly popular with their members of staff.

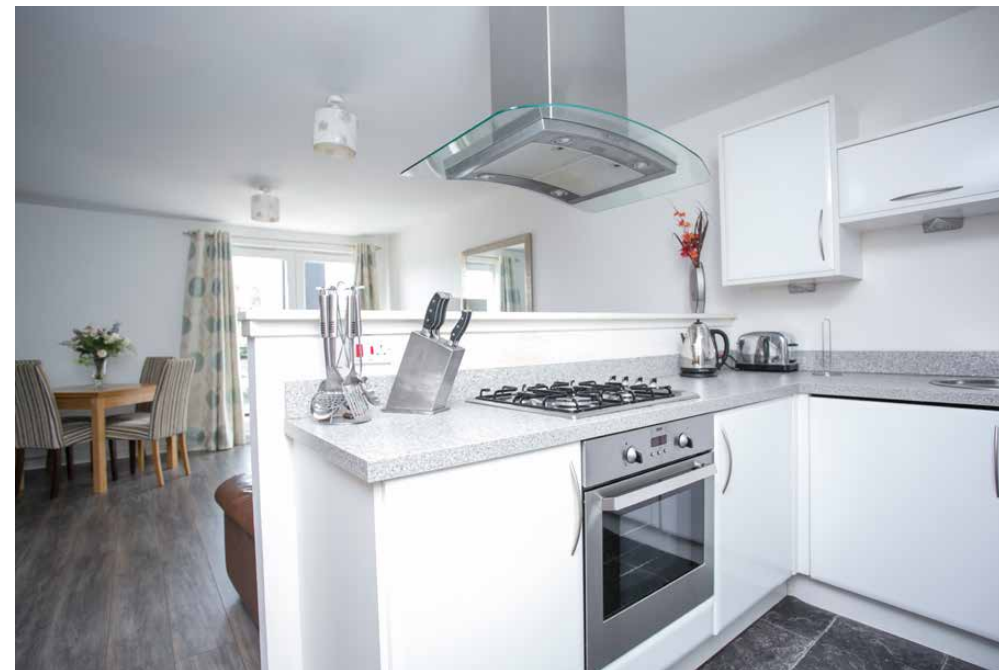
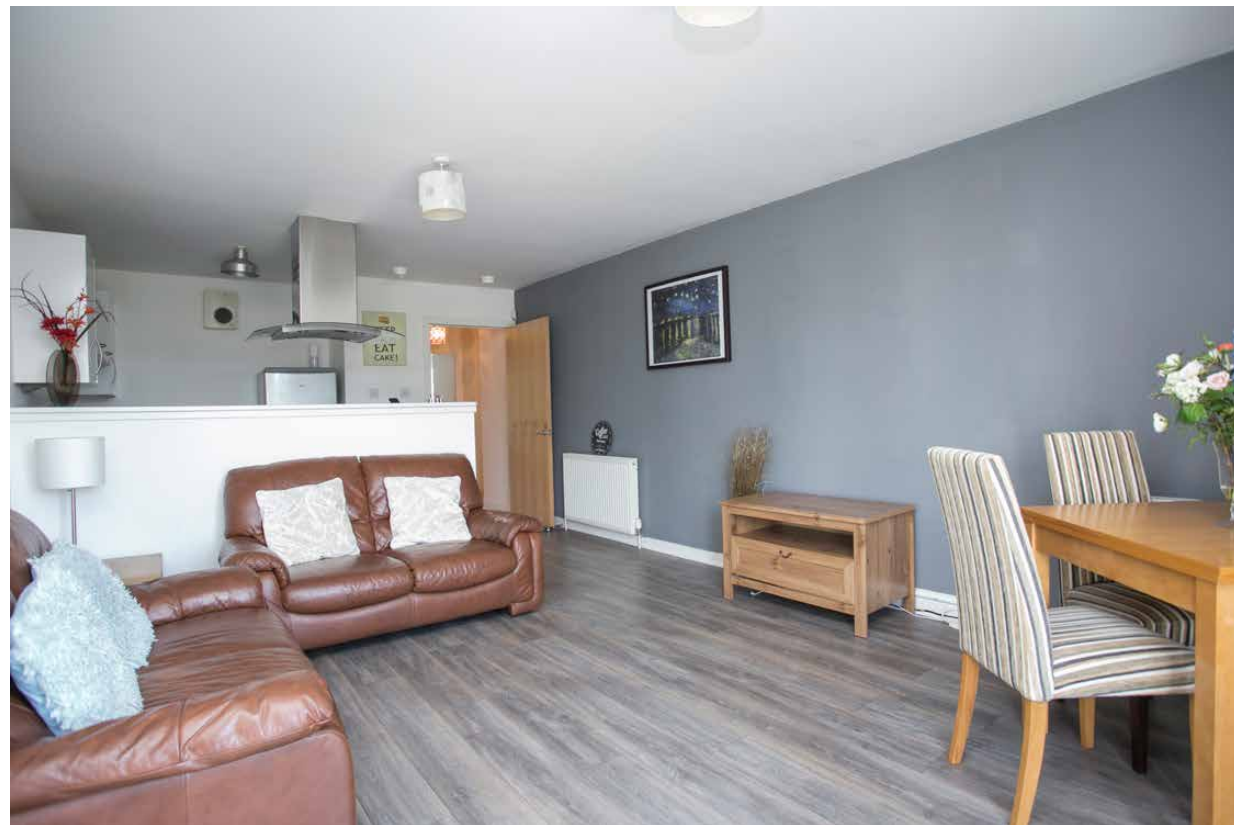
Glasgow itself enjoys excellent transport links being served by two main line railway stations and the M8/M73, M74 and M77 motorways, which link to the central Scotland motorway network. Glasgow has an international airport which is located around eight miles South West of the city and is accessible by bus, rail and car.



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This two bedroom 3rd floor apartment was meticulously designed by Bellway Homes (around 2007) to create a spacious, low-maintenance, design-led property that oozes modern urban living and is presented to the market in lovely condition. The apartment has been well designed to maximize the natural available light and to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, with a seductively elegant open-plan living, dining and kitchen area, which you can really roam around in. This is the perfect apartment for entertaining, the open-plan kitchen extends into the living space, ensuring that the chef is never far away from the party! The kitchen is a feast of contemporary chic, with streamlined work surfaces over gloss white unit doors, a built-in electric oven, four ring gas hob, integrated washer/dryer and space for the freestanding fridge/freezer, it's clear to see it's equipped for both convenience and functionality. The extensive glazing and the balcony in this zone make the most of the natural light to create a very relaxing area to sit in. Tremendous views of the surrounding area are available from here and there is ample space for a dining table and chairs for more formal dining with friends and family. Clear, crisp and contemporary styling continues with laminate flooring into the two bedrooms which both contain bespoke fitted wardrobes. The cleverly designed en-suite features a walk-in mains powered shower, ensuring a constant supply of instant hot water for long and relaxing showers. The tiled main bathroom is a great size with an elegant cream white suite, and a tap fed shower over the bath which demonstrates Bellway's stylish attention to detail. The apartment is serviced by gas central heating to radiators and double glazing. Residents can also enjoy peace of mind with a door entry handset. Storage is a necessity in modern living and the apartment has generous integral storage in the bedrooms as well as two cupboards in the hallway, making the very best of the available space. Lifestyle is highly regarded within the development, which features barrier entry residents secure parking (one allocated space) along with modern landscaped gardens. Early viewing is a must for anyone looking for a solid Buy to Let investment or a very stylish place to call home.

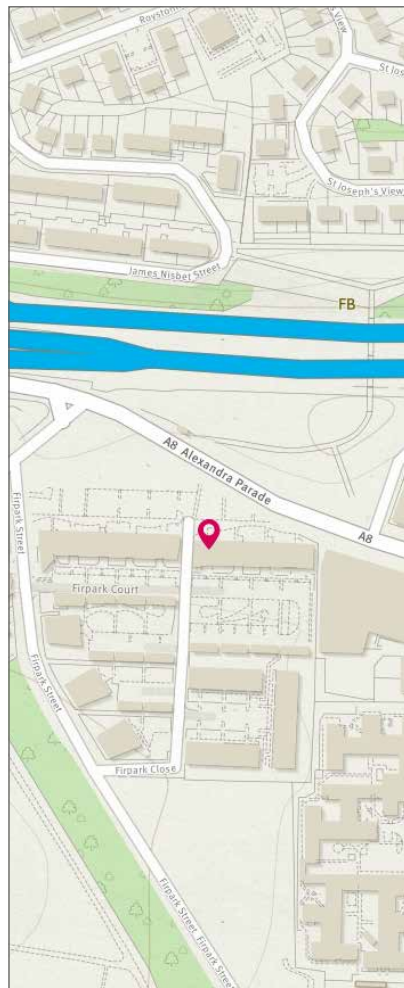




A PERFECT APARTMENT FOR ANY
YOUNG COUPLE OR AN IDEAL BUY-
TO-LET INVESTMENT PROPERTY

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/ Kitchen	7.79m (25'7") x 3.80m (12'6")
Balcony	3.80m (12'6") x 0.80m (2'7")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	3.40m (11'2") x 2.90m (9'6")
En-suite	2.20m (7'3") x 0.90m (2'11")
Bedroom 2	3.20m (10'6") x 2.00m (6'7")

Gross internal floor area (m²): 71m² | EPC Rating: B

Extras (Included in the sale): Furniture and freestanding appliances may be available by separate negotiation

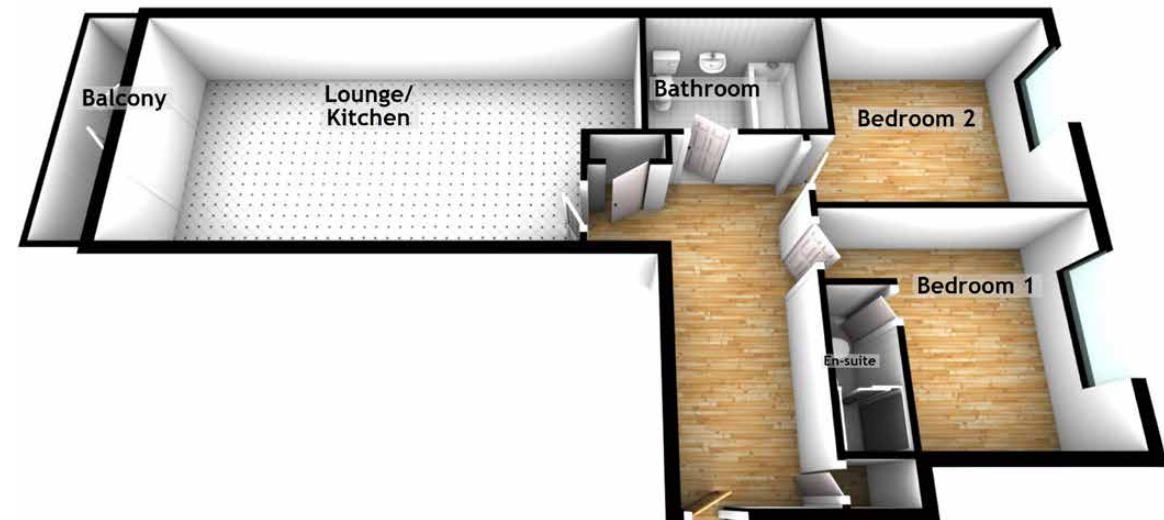


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