

# Flat 2/2, 16 Roslea Drive

DENNISTOUN, GLASGOW, G31 2LG



*Rarely available development opportunity, set in the heart of Dennistoun, two-bed traditional sandstone apartment*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to bring to the market, this rarely available two-bedroom red sandstone traditional apartment development opportunity, set in the ever-popular Dennistoun area of Glasgow. The accommodation on offer is presented in need of a full refurb and for those with the skills, vision and determination, it could make a stunning apartment when completed.

# THE LOUNGE/KITCHEN



The spacious and flexible accommodation comprises; a lounge/kitchen with windows that allow natural light to flood the room. The feel of real space is evident and given the shape of the room, it would suit a range of furniture configurations. Currently, there is an electric cooker with space for a washing machine and fridge, along with space for a small dining table if required. It is evident a new kitchen and internal decorative makeover would transform this lounge/kitchen beyond recognition.





The two bedrooms are spacious with ample space for freestanding furniture. There's a large cupboard in the hallway helping to keep everything in its place.

The bathroom is finished with a white suite and a bath. Double glazing. The property has communal garden space to the rear and parking is on-street.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





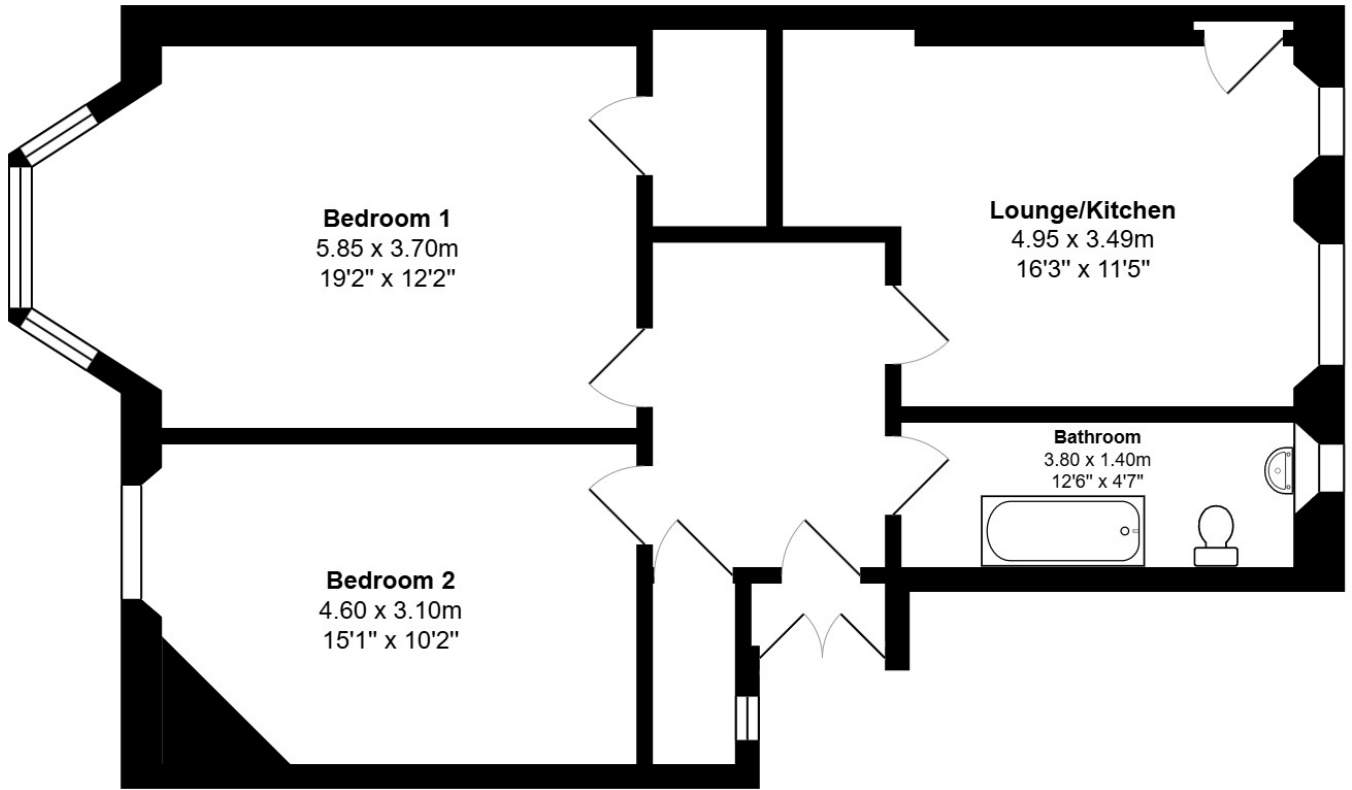
These excellent value and highly affordable apartments are becoming something of a rarity these days, especially ones with development potential such as this. A new kitchen, bathroom and decorative upgrade would take this one to the next level, it really could be something quite special. Early viewing is strongly advised to anyone seeking a first-class development opportunity, set in an eternally popular area.

# EXTERNALS



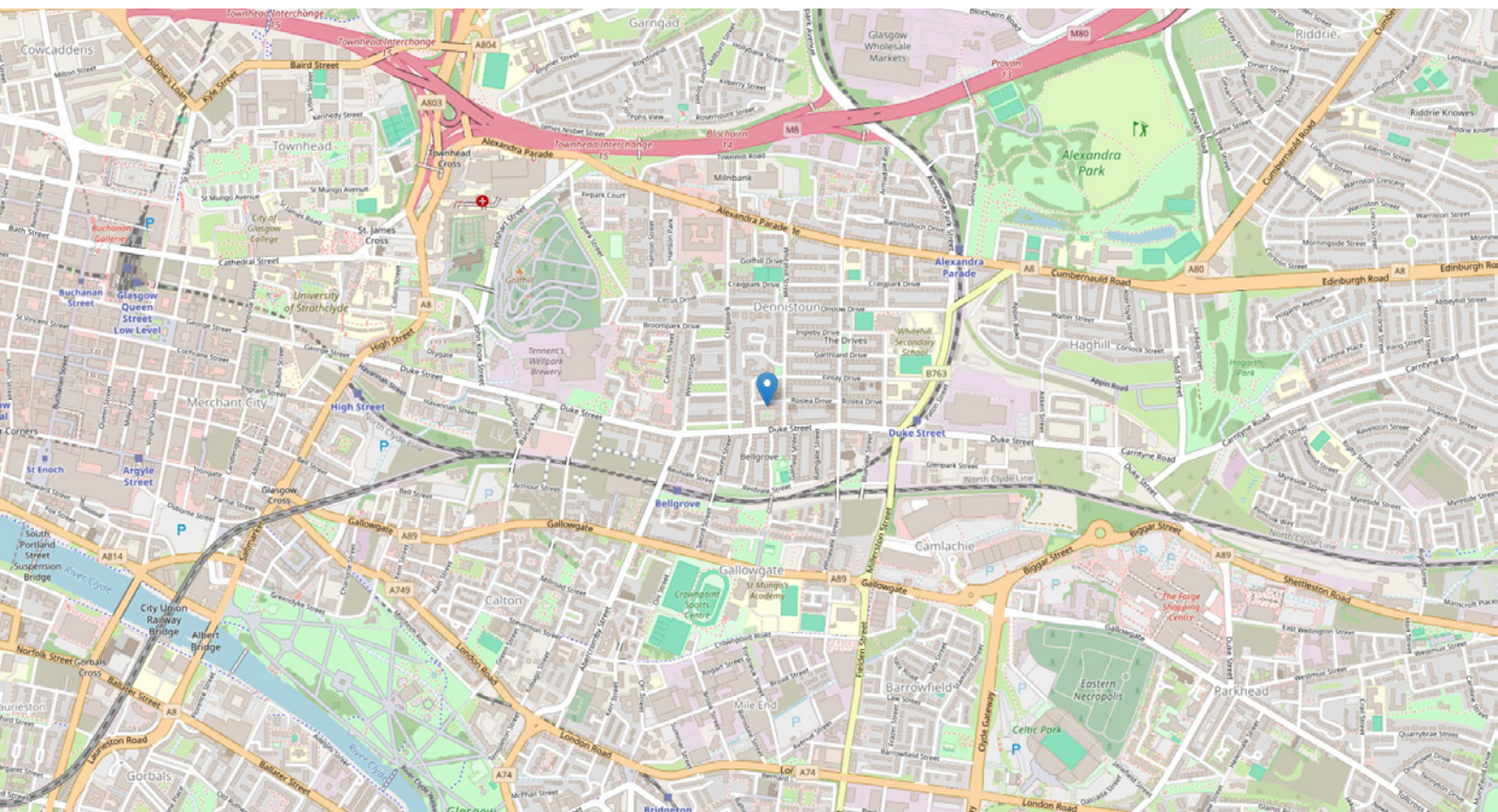


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: F





# THE LOCATION

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.

For the commuter, it should be noted that the property is just a short walk from Alexandra Parade Train Station, and for lovers of the outdoors, Alexandra Park is just as close.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.