

Flat 2/2, 19 Dixon Avenue

GLASGOW, G42 8EB



TRADITIONAL TWO-BEDROOM FLAT, SANDSTONE BUILDING, EVER-POPULAR SOUTHSIDE LOCATION



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This spacious two-bedroom flat occupies a prestigious second-floor position within an elegant and traditional sandstone building, embodying the essence of upscale city living. The residence exudes timeless sophistication and is well presented, underscoring its enduring appeal. The transport links by bus and rail are both frequent and very close at hand, with Queen's Park Train Station only a two-minute walk away. This conveniently located flat must be viewed internally to appreciate the accommodation on offer.

As one would expect, the accommodation has been arranged to offer both flexibility and a high level of individuality. The property offers great potential for any buyer to add their own mark.

Upon entering through the secure entry into the residents' close, the apartment welcomes with an expansive reception hallway, setting the tone for spacious living. The comfortable lounge/diner impresses, with space for a dining table and sofa.





The kitchen is well equipped, with a range of clean and minimalist base and wall-mounted units, offering practicality without compromising style.



Further enhancing the apartment's appeal is the bathroom, complete with a white toilet, basin and shower over the bath. The accommodation is completed by two well-proportioned bedrooms. For further practicality and convenience, the apartment benefits from a large storage/utility cupboard that houses the washing machine and offers plenty of extra storage space.





Bedroom 2

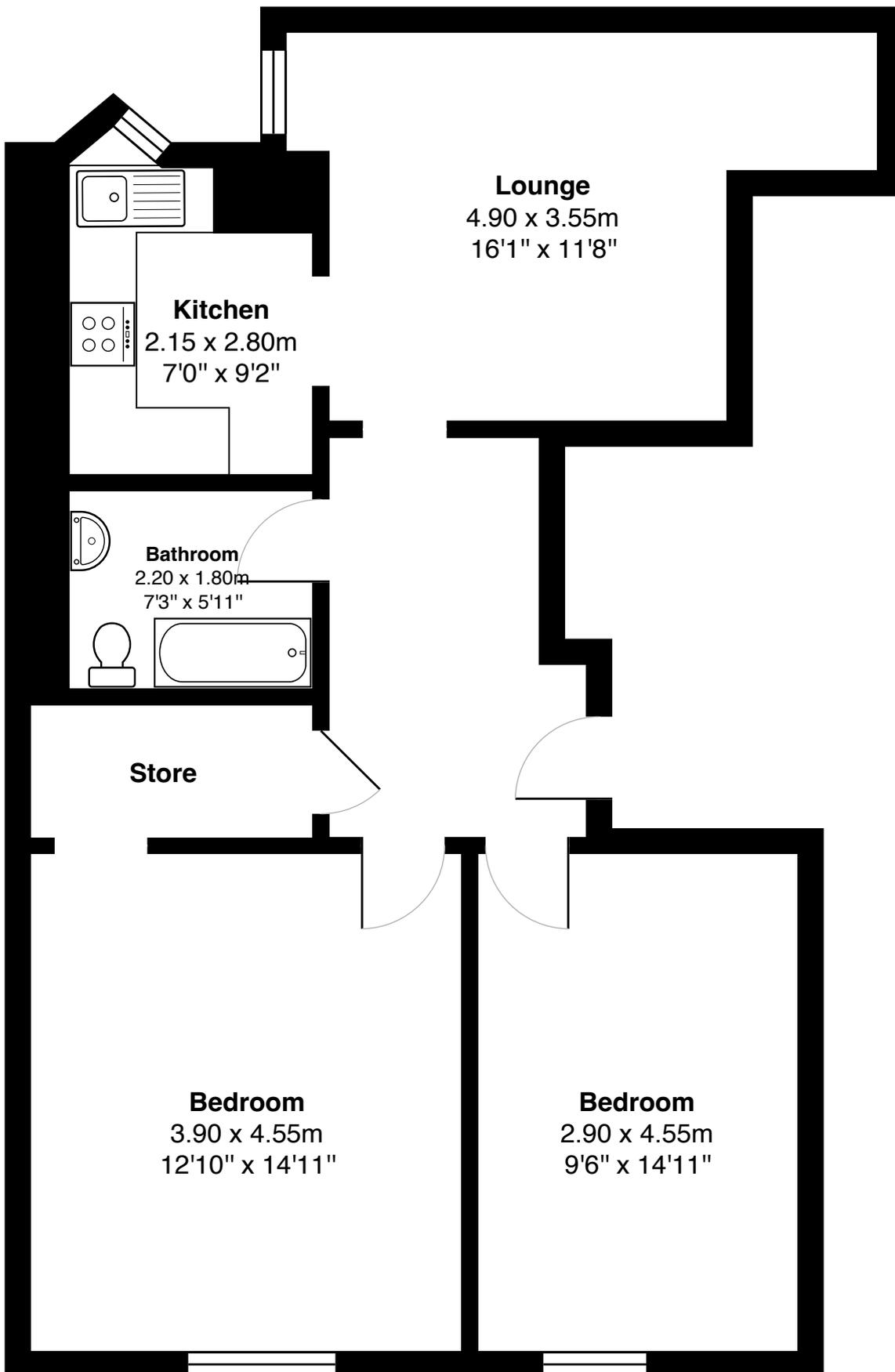






This remarkable turnkey apartment represents an outstanding opportunity and warrants early viewing to fully appreciate its timeless qualities and enormous appeal.





Gross internal floor area (m²): 74m²

EPC Rating: B



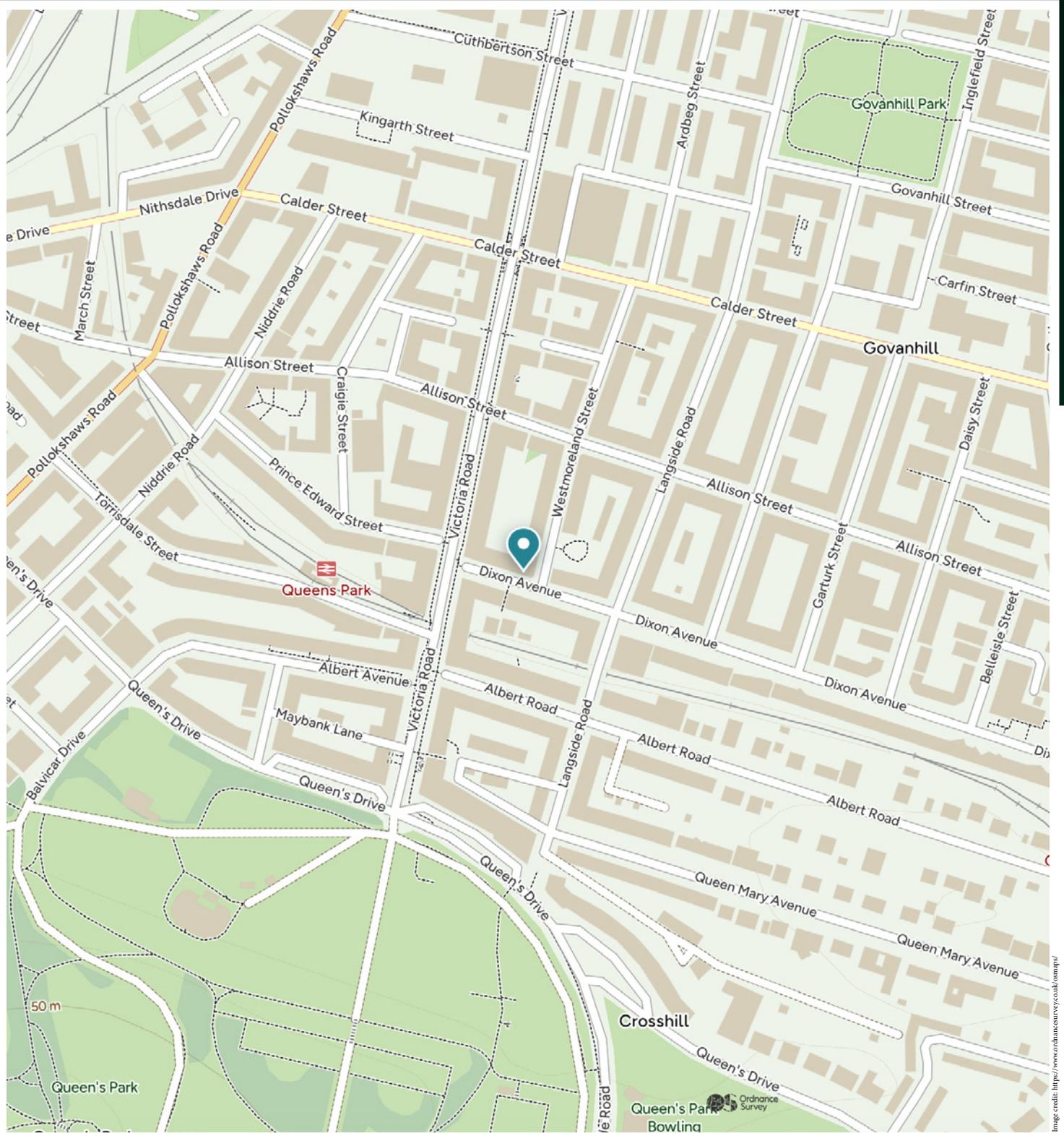


Situated in the vibrant and sought-after Queen's Park area, residents benefit from an eclectic mix of cafes, bars, shops, eateries, and excellent transport links, further enriching the lifestyle appeal of this prime location.

The property is positioned within walking distance of shops and amenities on Victoria Road. Further afield, the Battlefield area and the Shawlands area on Kilmarnock Road offer's thriving coffee shops, restaurants, and delicatessens. More extensive amenities are available at the Morrisons store at Newlands, the Marks and Spencer store at Queens Park or the Asda superstore at Toryglen.

Recreational pursuits are varied, including Queens Park which features nature walks and trails, the Glass House, all-weather football pitches and tennis courts and a fortnightly farmers market can be found. Schooling is available locally at both primary and secondary levels. Frequent public transport services provide rapid commuter access to the city centre. The local railway station is within a short stroll.

The Location



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