

0/1, 6 Kennyhill Square

DENNISTOUN, GLASGOW, G31 3LW



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



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We are delighted to bring to the market this excellent one-bed apartment, set in a charming sandstone period building in the eternally popular area of Dennistoun, Glasgow. This beautiful ground floor apartment is a real triumph of exquisite character, blending seamlessly with spacious and stylish accommodation to offer a great place to call home.

The accommodation benefits from a wonderfully spacious and bright lounge, which due to its size and shape, would suit a range of furniture configurations. The spacious room is very welcoming and it makes a very relaxing environment to come home to. The open fireplace promises cosy nights by the fire and the rooms period features have been lovingly preserved.

The Property



The kitchen/diner is perfect for the apartment, finished in a great range of fitted units, with a large gas range and plenty of room for the free-standing fridge freezer, washing machine and dishwasher. The space easily affords plenty of room for a dining table. Free-standing kitchen appliances will be included in the sale.



The large double bedroom is a great size, it is bright and will be a dream space to wake up to. There's also ample room for freestanding furniture. The bathroom is bright and fresh, finished in a white suite with a mains shower over the bath, ensuring an instant supply for long refreshing showers. The apartment also benefits from a home office space which is a good size and ideal for home working.

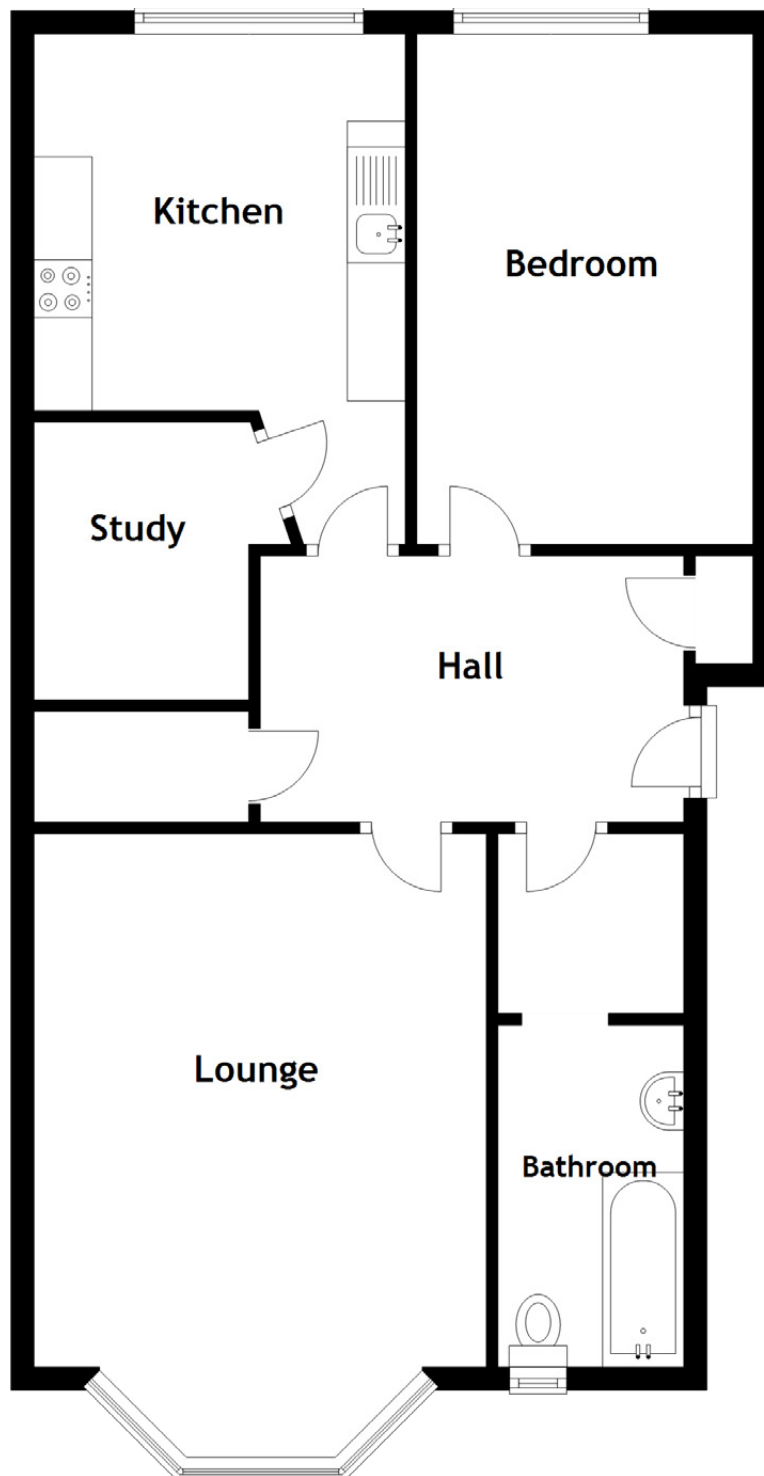






The apartment is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times, including a cupboard off the hall.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.75m (18'10") x 3.90m (12'10")	Gross internal floor area (m ²): 70m ²
Kitchen	4.40m (14'5") x 3.20m (10'6")	EPC Rating: C
Bedroom	4.40m (14'5") x 2.90m (9'6")	Buyer's Premium Value: £1920
Bathroom	2.95m (9'8") x 1.60m (5'3")	
Study	2.40m (7'10") x 1.85m (6'1")	



Parking is on-street and there's excellent communal drying space to the rear. Early viewing is strongly advised to anyone seeking a bright, spacious and very stylish apartment set in the ever-popular area of Dennistoun.

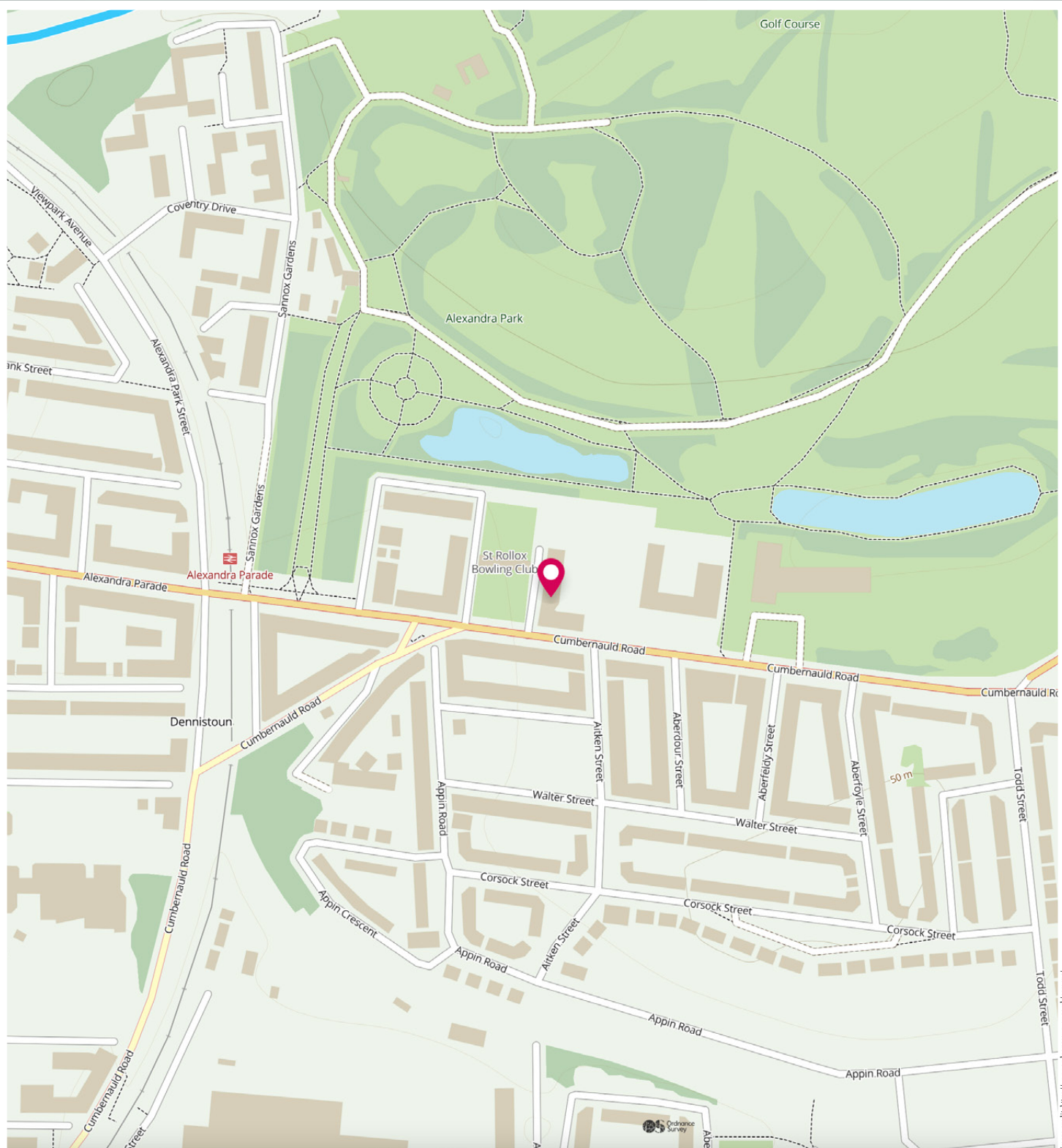




The ever-popular area of Dennistoun is a great place to call home, benefiting from a wide range of local shops, schools, bars and food outlets. The area also has Alexandra Park which is perfect for those who like to walk and keep active.

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.

The Location



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Exchange
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THE SUNDAY TIMES
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Text and description
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Photographer



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Designer

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