

# 2/1 295 Golfhill Drive

GLASGOW, G31 2NZ



*Rarely available, three-bed traditional apartment, beautifully upgraded to a fantastic standard with over £100k spent, absolute walk-in condition, ensuite, Dennistoun*



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 three-bed apartment, set in a charming Late Victorian red-sandstone building, in the eternally popular area of Dennistoun, Glasgow. This beautiful third-floor apartment is a real triumph of exquisite character, blending timeless charm seamlessly with spacious, stylish and contemporary accommodation, to offer a quite fantastic home to live in. The apartment has recently undergone an extensive full refurbishment with over £100k spent, culminating in an incredibly stylish and comfortable home to live in.

# THE ENTRANCE HALL



The original ornate features of the Close have been lovingly preserved and are a timeless reminder of when properties were built to a grand style and standard of excellence, seldom seen today. Inside the home, the original features are no less impressive. A grand reception hallway with original features intact, hints at the impeccable accommodation to come.

The wonderfully spacious lounge benefits from an abundance of natural light streaming in from the exquisitely panelled bay window. Due to the room's shape and size, it's evident that it would suit a range of furniture configurations. Tall ceilings, deep skirtings and exquisite plasterwork are all preserved, along with a beautiful feature fireplace which helps to create a very relaxing and enjoyable space.

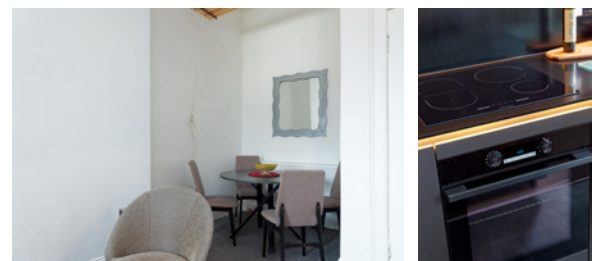
# THE LOUNGE



# THE KITCHEN/DINER



The large kitchen/diner is perfect for the apartment, finished in a stunning range of fitted units, with an electric oven, hob and integrated fridge freezer, washer dryer and dishwasher. Extra storage space is provided, with a double door crockery cupboard and an innovative and utterly unique roller door cupboard, which matches the beautiful units. The space easily affords plenty of room for the dining table within the recess, additional occasional furniture and of course, the obligatory and utterly practical clothes drying pulley, a much-loved Glasgow staple item.



There are three good-sized double bedrooms, all are bright and spacious with ample room for freestanding furniture. The master bedroom benefits from a stunning en-suite, including a mains-fed quadrant shower enclosure, with a back-to-the-wall toilet and sink. The bathroom is bright and fresh, finished in a white suite, with an electric shower over the bath and a contemporary back-to-the-wall sink and toilet unit.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# THE BATHROOM





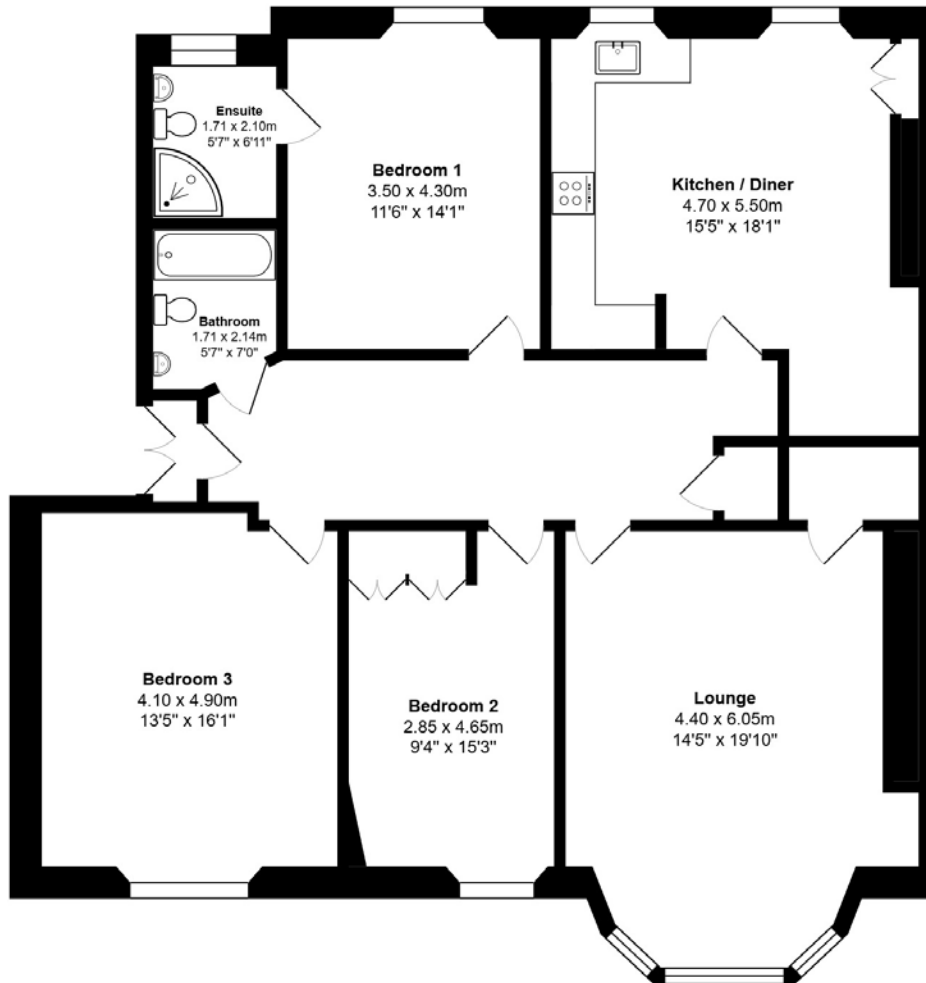
The apartment is kept warm, comfortable and secure with double glazing, gas central heating and a secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times, including a cupboard off the hall.

Parking is on-street and there are excellent communal gardens with drying space to the rear. Early viewing is strongly advised for anyone seeking a "best in the street" and utterly unique apartment, set in the ever-popular area of Dennistoun.

# EXTERNALS

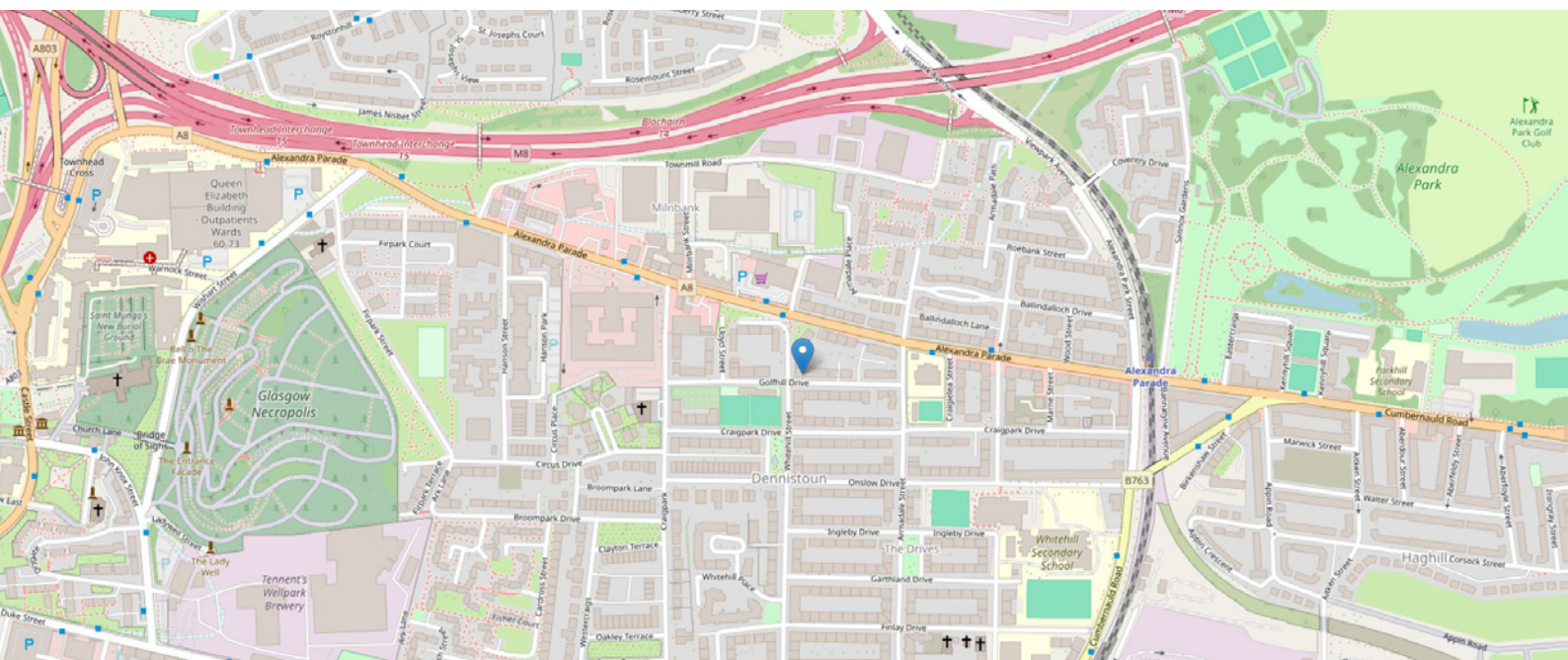


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 138m<sup>2</sup> | EPC Rating: C



# 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. Whitehill bowling club is nearby and 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](http://www.mcewanfraserlegal.co.uk)

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

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