

## Second Floor Flat

Flat 2/2, 101 Craigpark Drive, Dennistoun, Glasgow, G31 2NU

**Offers Over £145,000**



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### Description

This one bedroom second floor flat offers an exciting opportunity for a variety of buyers. Located in the highly regarded "Drives" in Dennistoun this traditional flat has superb potential as viewing will confirm. There are a number of delightful period features, double glazed windows, a gas central heating system and the shower room has been beautifully upgraded in more recent times. However this flat would benefit from a general scheme of modernisation of the decor, fixtures and fittings.

The building has a communal entrance with secure entry buzzer system and a door to the rear of the close leads out to the shared drying green and bin storage. This flat is located on the second floor to the right hand side.

Traditional storm doors lead into the entrance vestibule, the beautiful Victorian tiled floor making an immediate impression, and then through to the rectangular reception hall. From here you access all the rooms and a large walk in storage cupboard where the meters are located. A further deep walk in cupboard/box room offers further storage space. To the front of the property are the lounge and the bedroom. Both are generously proportioned rooms, the lounge boasting a broad bay window projection and ornate ceiling rose and cornicing.



The dining kitchen is to the rear and requires upgrading. There is a worktop, some storage units and a sink sits beneath the window with boiler housed to the adjacent wall. As noted the shower room has been re-modelled in recent times and is of high specification. There is a large walk in shower with mains twin shower attachment. The wash hand basin sits neatly beneath the window within a vanity unit and the WC is of matching design. There is wet wall in stylish grey tones which compliments the vinyl flooring.

Craigpark Drive forms part of the much admired "Drives" within the vibrant district of Dennistoun lying approximately 1.5 miles to the east of Glasgow City Centre. The bustling thoroughfares of Alexandra Parade and Duke Street offer a wide range of high street shopping, cafes, bars and restaurants. Those commuting have access to convenient local bus routes and regular train services operating from Alexandra Parade and Duke Street Train Stations. There are also excellent road links to Glasgow City Centre and the M8 motorway network. Nearby recreational facilities include the Emirates Arena and Glasgow Club Crownpoint. Alexandra Park and Glasgow Green are also within easy reach providing scenic outdoor spaces to be enjoyed. Other nearby landmarks include Glasgow Royal Infirmary, the Forge Retail Park and the Glasgow Fort Shopping Centre.



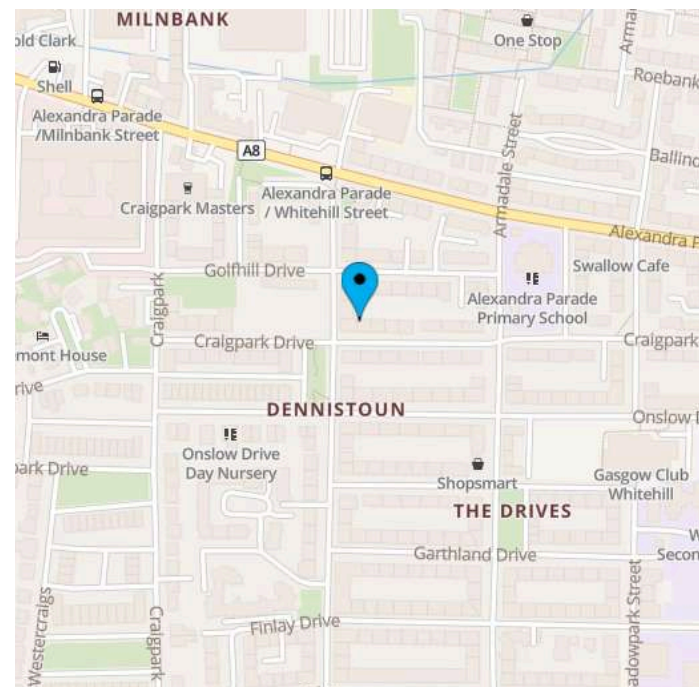
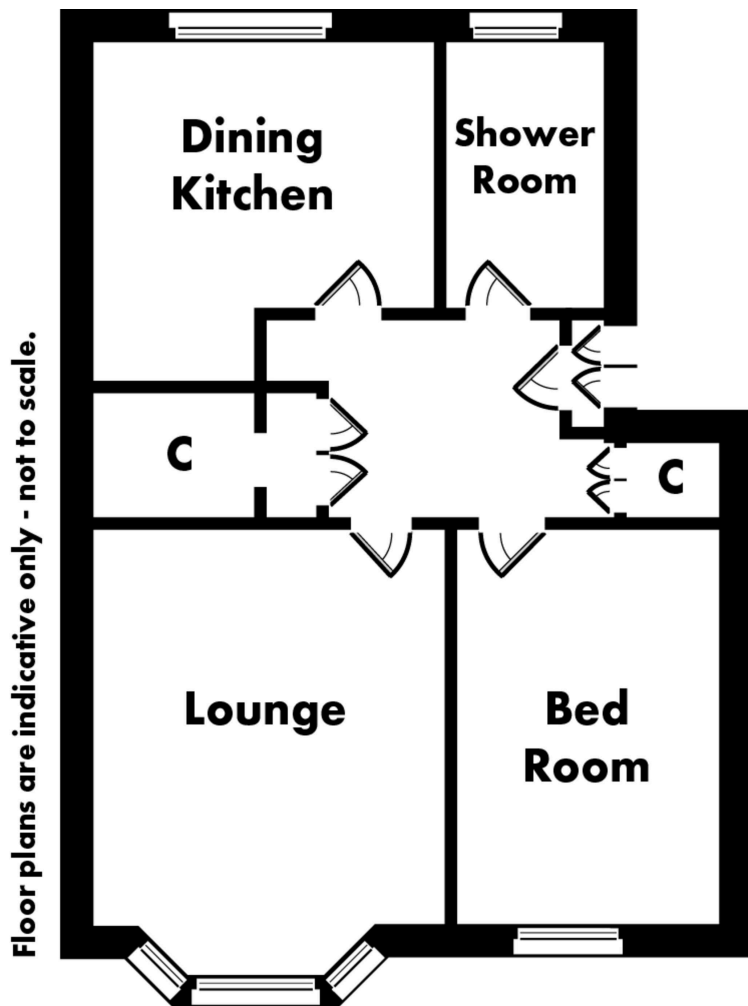
### Room Dimensions

|                |                                  |
|----------------|----------------------------------|
| Reception hall | 2.64 m x 2.44 m / 8'8" x 8'0"    |
| Lounge         | 5.77 m x 3.58 m / 18'11" x 11'9" |
| Dining Kitchen | 4.85 m x 3.45 m / 15'11" x 11'4" |
| Bedroom        | 5.00 m x 2.97 m / 16'5" x 9'9"   |
| Shower Room    | 3.71 m x 1.52 m / 12'2" x 5'0"   |

### EPC: C

### Features

One bedroom second floor flat  
 Bay windowed lounge  
 Dining kitchen  
 Shower room  
 Gas central heating  
 Double glazing  
 Vibrant Dennistoun district



#### TRAVEL DIRECTIONS

Travelling from Duke Street proceed north on Craigpark and then take eventual right turn into Craigpark Drive. Continue along crossing Whitehill Street and this property is on your left. Alternatively from Alexandra Parade proceed south on Craigpark and turn left into Craigpark Drive.

#### MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

Or to view this property please call:

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