

REGENT
PROPERTY
GLASGOW

0/2 29 Roslea Drive, Glasgow G31 2LQ

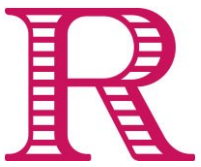


Regent Property welcome to the market a great opportunity to develop a 3 bed corner position ground floor flat in the ever popular Dennistoun Drives

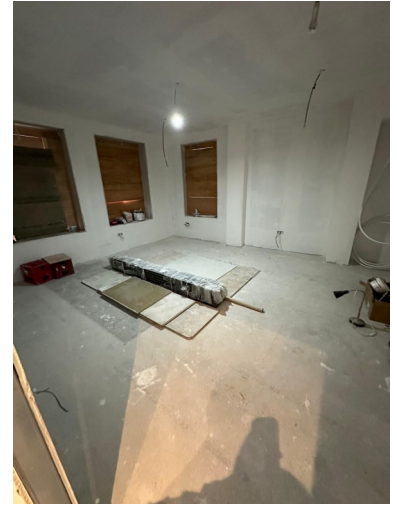
KEY FEATURES

- Development opportunity
- On street parking
- Ample local amenities
- Prime location
- Rarely available
- Excellent transport links

OFFERS OVER £175,000



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Regent Property are proud to present to the market this EXCELLENT DEVELOPMENT OPPORTUNITY comprising of a 3-bedroom flat set within an ideal location between the bustling City Centre and ever popular Dennistoun, ideal for builders/developers/investors looking for a project.

****LOCAL SALES EVIDENCE**** Recent sales of similar 3 bed properties-

Flat 1/2, 36 Roslea Drive sold August 2023 for £310,000

Flat 1/2, 158 Whitehill Street listed May 2024 with Home Report value of £270,000

Flat 1/1, 49 Roslea Drive sold June 2024 for £305,000

*Property will require refurbishment prior to habitation. Full renovation required. Property is sure to appeal to builders/developers/investors looking for a project

*Prime location with ample local amenities and transport links

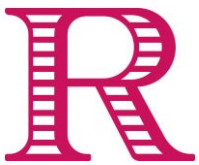
The property is in need of full refurbishment, offering potential purchasers the opportunity to put their own 'stamp' on it. Ideal to create your own forever home or for buyers looking for a development project to add to their portfolio.

The property in full is bright and spacious and comprises of an entrance vestibule, three double bedrooms; master ensuite; bathroom and an open plan kitchen/lounge area benefitting from open aspects to the front and enjoys an incredibly convenient location close to the City Centre and excellent amenities.

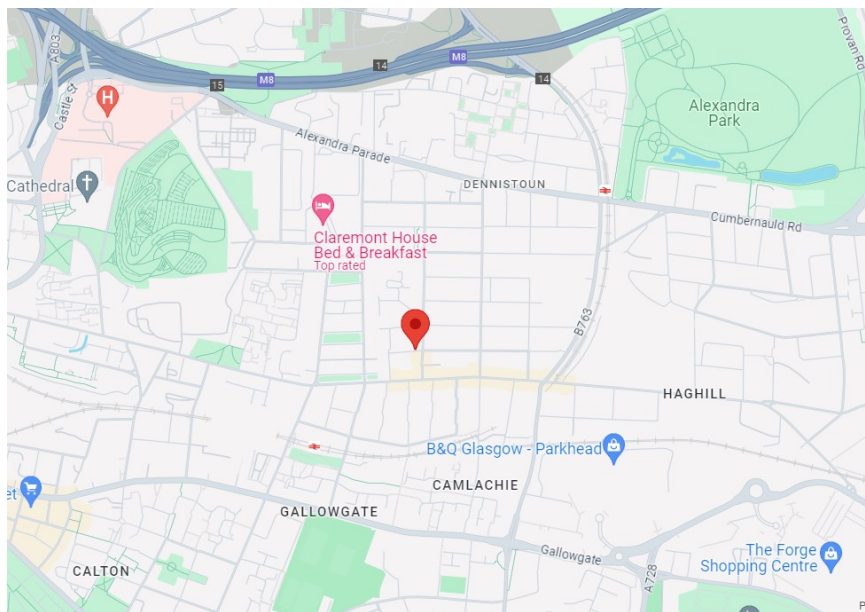
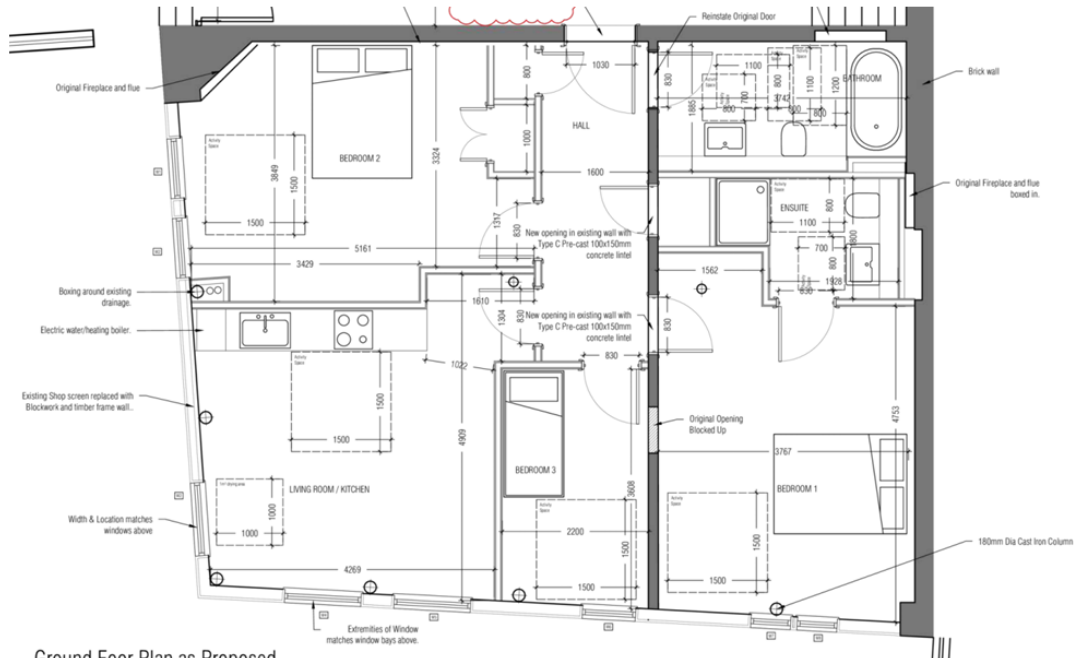
Occupying a prime position on the corner of one of Dennistoun's ever popular Drives, the location offers a wide range of shops, restaurants, bars, independent delis and cafes; and is within walking distance of major employers such as the University of Strathclyde and Glasgow Royal Infirmary.

Locally, there are many attractive green spaces such as Alexandra Park, Glasgow Green and the Necropolis, along with a host of recreational pursuits. These include a public swimming pool, gymnasium, library and much more. Shopping can be found within walking distance at Tesco and Asda Superstores at the Forge retail park. Public transport links include a number of nearby stations such as Duke Street, Bellgrove and Alexandra Parade, along with ample bus routes. There are also excellent road links close by giving access to Glasgow City Centre and the Central Belt motorway network.

PLEASE NOTE: THIS PROPERTY DOES NOT HAVE A KITCHEN OR BATHROOM FITTED, MEANING THIS PROPERTY IS NOT SUITABLE FOR MORTGAGE PURPOSES – CASH BUY ONLY. THIS PROPERTY WILL BE SOLD WITH NO HOME REPORT.



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This brochure is for illustration purposes only. Measurements and dimensions are approximate. Please refer to the Home Report for a condition report of the property. The terms in this brochure are not warranted and do not constitute an offer to sell.