

1/2, 28 Roslea Drive, Glasgow G31 2LG



Regent Property are delighted to present to the market this exceptional 3 double bed-roomed property set on the preferred first floor of an elegant four-storey traditional red sandstone tenement in the ever popular 'Drives of Dennistoun'.

KEY FEATURES

- Prime address in central Dennistoun
- Excellent local amenities
- Three spacious double bedrooms
- Free on-street parking
- Abundant storage
- Gas central heating
- Double glazing
- Secure entry system

OFFERS OVER £260,000

This outstanding property has been lovingly restored and modernised throughout and is impeccably presented in true walk-in condition, seamlessly blending preserved period charm and features with modern amenities and contemporary style - it must be seen to be truly appreciated and will be sure to appeal to a range of buyers.

Upon entering the property via double storm doors, you are met with a truly inviting modern home with a large, welcoming reception hallway providing access to each room as well as two large, integrated storage cupboards.

The lounge is a fantastic size providing both bright and flexible living space. It features a generously sized bay window, allowing for an abundance of natural light to flood the space and highlight the stunning cornice detailing and intricate ceiling rose, hallmark features of classic tenement architecture. The dining area is perfectly placed to take advantage of the open aspect and views of the beautiful B-Listed Dennistoun Blackfriars Parish Church, located directly opposite, whilst the neutral colour palette brings a modern touch and contributes to the subtle sophistication of the room.

Each of the three double bedrooms are bright and of a generous size, with the master boasting walk-in-wardrobe area, and continue the minimalist motif whilst exuding warmth and tranquillity. Soft, neutral colour palettes and plush carpeting enhance the cozy tranquillity, whilst subtle detailing adds personality to each of the bedrooms without cluttering or detracting from the original features and large windows - a perfect blend of style, comfort and functionality.

The beautifully designed modern kitchen boasts a sleek and stylish aesthetic, perfect for contemporary living. Featuring wall and floor mounted classic shaker-style cabinets complemented by pristine countertops and a classic subway tile backsplash along with integrated appliances. Thoughtful touches such as the herringbone-patterned flooring and stylish hardware complete the refined look, effortlessly combining timeless appeal and everyday functionality.

The traditional galley style bathroom is bright, stylish and practical, in keeping with the rest of the property and benefiting from white three-piece suite with shower over bath. The vanity unit offers discreet storage, complemented by a classic ceramic basin with traditional-style taps and a herringbone-tiled backsplash; meanwhile the large, frosted window fills the space with natural light creating an airy environment whilst retaining privacy.

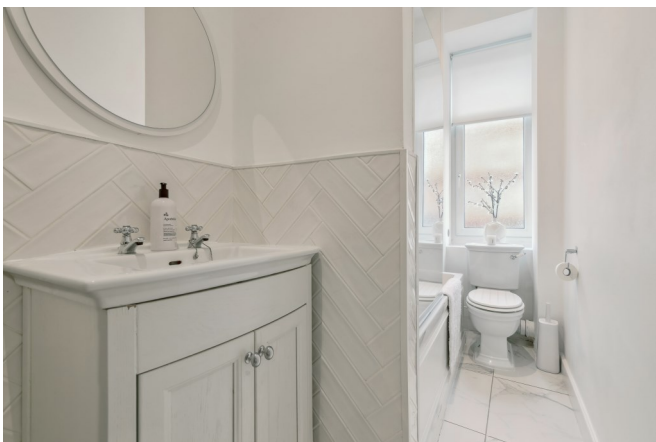
The property further benefits from double glazing, gas central heating, secure entry and free on-street parking.

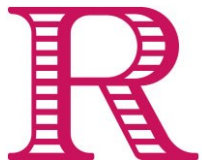
Ideally located, the flat is centrally positioned within the heart of the highly popular Dennistoun district, with Glasgow City Centre just over a mile away, providing easy access to Strathclyde University, City of Glasgow College, Glasgow Royal Infirmary and City Centre businesses and shopping. Locally, there is schooling at both primary and secondary levels, and recreational pursuits including a public swimming pool, gymnasium, library and both Alexandra Park offering views to Ben Lomond from its highest point, and Glasgow Green Park.

Further, being located on the ever-popular Roslea Drive, it is walking distance from both Alexandra Parade and Duke Street, which host a wide selection of independent coffee shops and cafes, renowned restaurants and bars, and a range of local shops. Transport links in this area are excellent, with the property being in close proximity to the M8 & M74 motorway networks, making it an ideal location for commuters. Many major buses run frequently along Alexandra Parade and Duke Street, and Alexandra Parade train station is a short walk away.

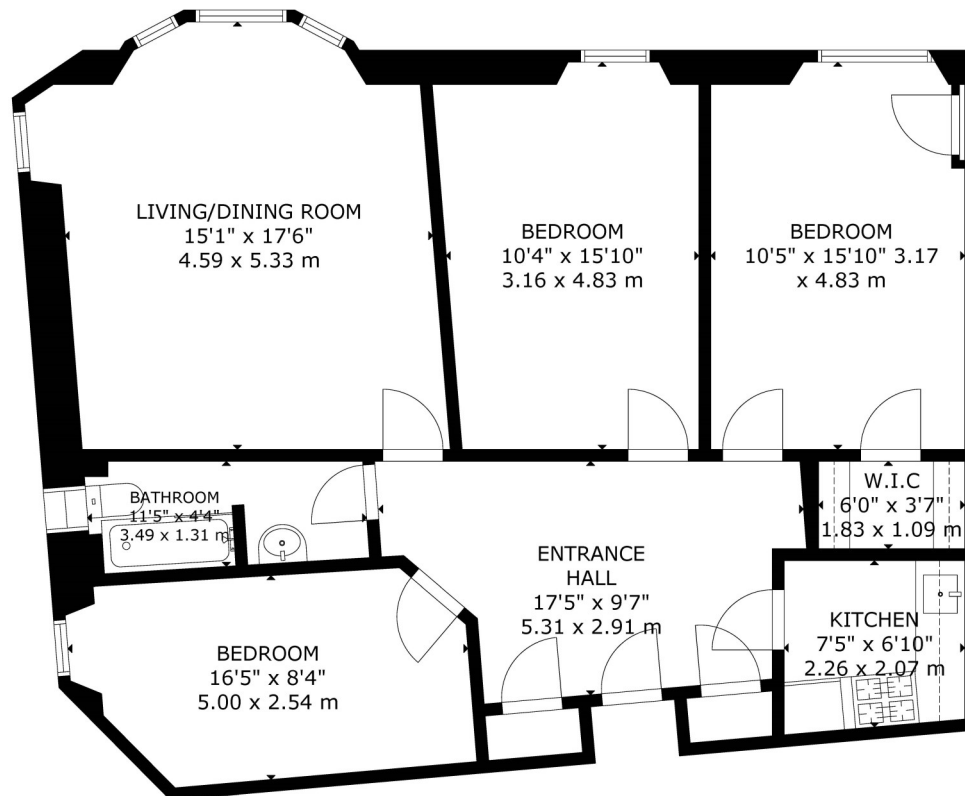
Not only is this traditional building ideally located, but it also boasts a well-maintained communal close and residents courtyard located to the rear. Due to the impressive finish of this property and popular area we expect the property to be in high demand, and early viewing is highly recommended to avoid disappointment.

Council Tax: C EPC Rating: C

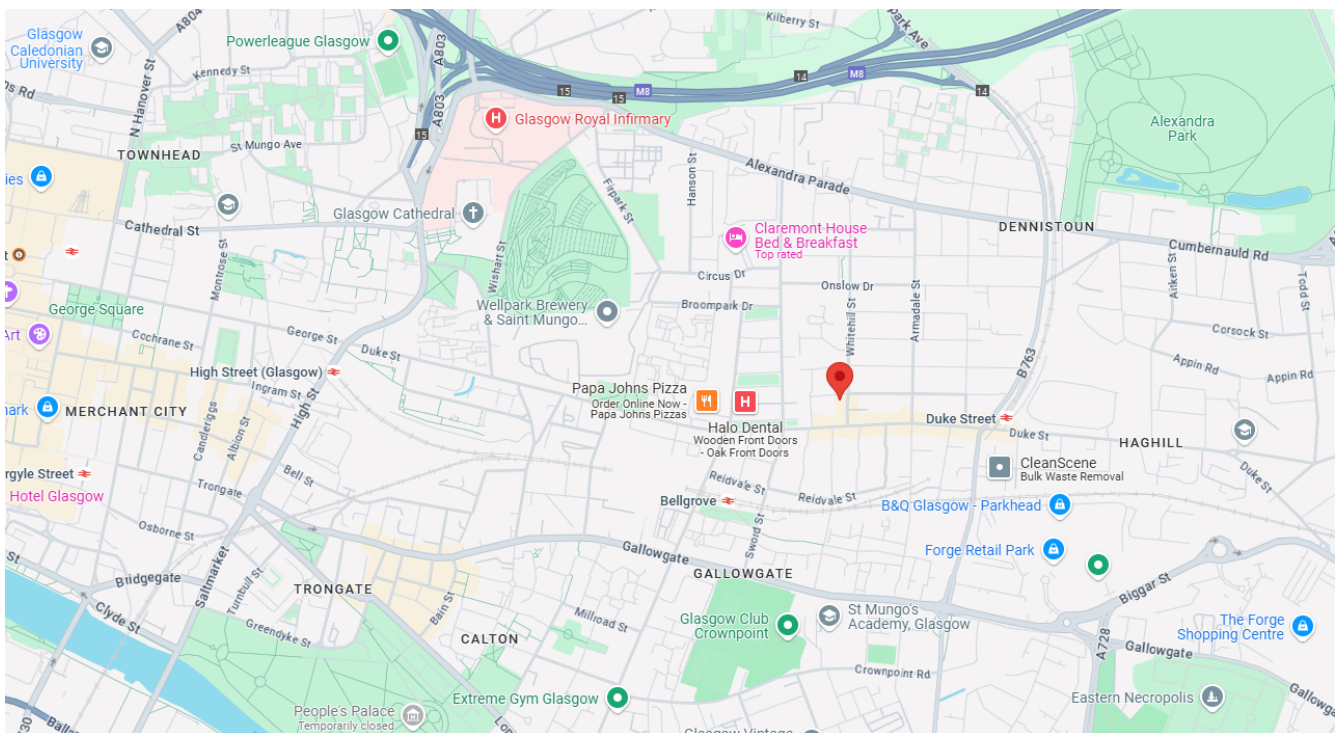




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GLASGOW



GROSS INTERNAL AREA
TOTAL: 95 m²/1,021 sq ft
FLOOR 1: 95 m²/1,021 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

sales@regentproperty.com

0141 222 2211