

2/1, 104 Armadale Street G31 2QD



Regent Property are proud to present to the market this outstanding traditional 2 bed flat, located in the heart of Dennistoun, close to Glasgow City Centre.

KEY FEATURES

- Prime address in central Dennistoun
- Two spacious double bedrooms
- Free on street parking
- Beautiful bay windowed lounge
- Ample storage
- Gas central heating
- Excellent local amenities
- Secure entry system

OFFERS OVER £195,000



Set on the second floor within an elegant three-storey blonde sandstone tenement, this outstanding property is impeccably presented throughout, seamlessly blending preserved period charm with modern amenities, featuring high ceilings, traditional cornicing detail and a neutral colour palette.

Upon entering the property, you are met with a spacious and tasteful reception hallway, which provides access to each room as well as a large, integrated storage cupboard. The dining kitchen is extremely generously proportioned and well equipped, being fully fitted with wide range of base and wall-mounted units as well as plenty of worktop space, and integrated oven & hob, free-standing appliances and breakfast bar. The kitchen also benefits from a spacious dining area, providing a cozy and refined space for sharing meals.

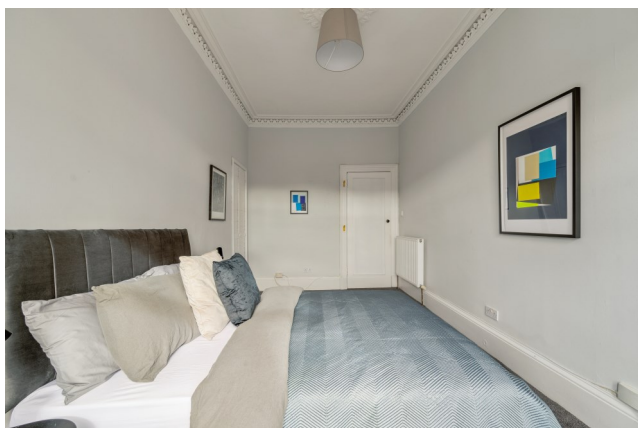
The living room is flooded with natural light from the large, South facing bay windows and boasts a sleek fireplace serving as the heart of the room and adding both warmth and character, whilst each of the double bedrooms exude comfort and style, with plush carpeting and an abundance of natural light. The bathroom compliments the property well and the bathroom offers a bright and functional space with white three piece suite with shower over bath and a large frosted window.

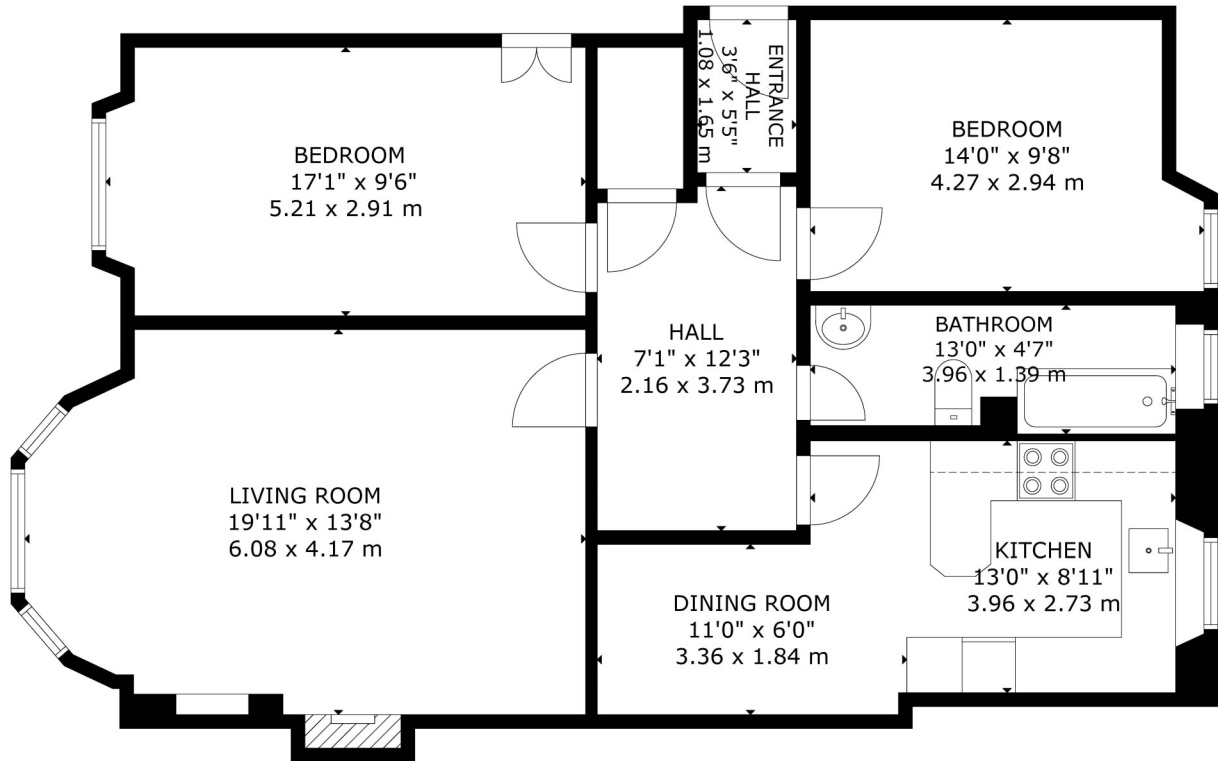
This property is further complimented by gas central heating, secure entry, free on-street parking and a well maintained communal back court.

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, park, library and much more. Further, being located on the ever-popular Armadale Street, 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.

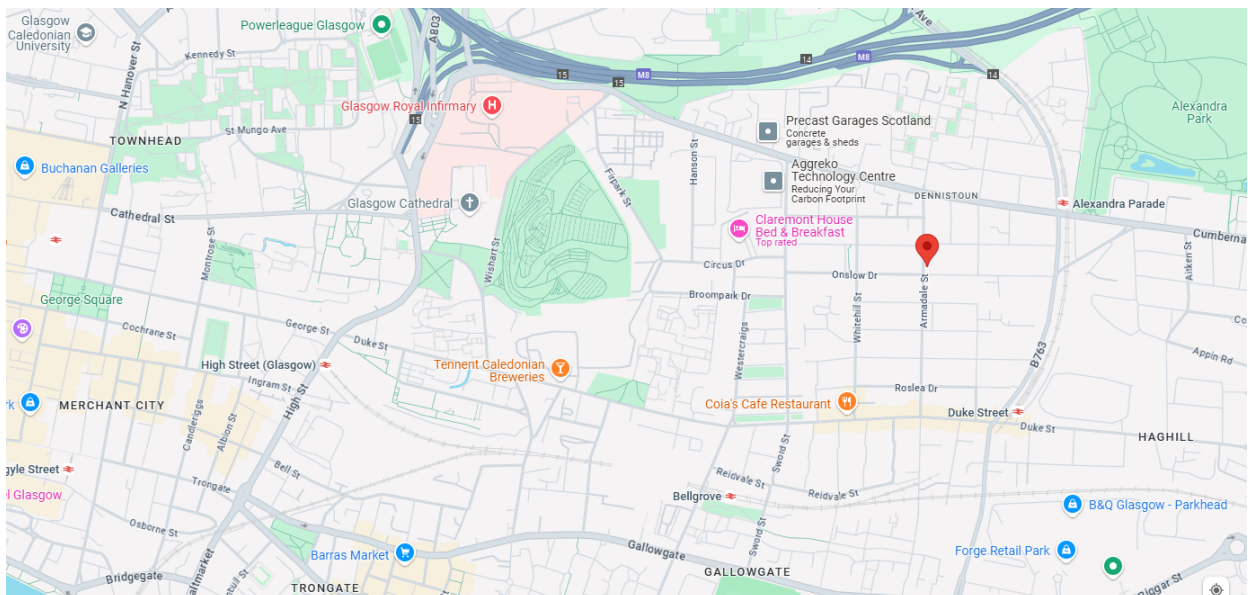
Transport links in this area are excellent, with the property being in close proximity to the M8 & M74 motorway networks, making it an ideal location for commuters. Many major buses run frequently along Alexandra Parade and Duke

Council Tax: B EPC Rating: C





GROSS INTERNAL AREA
TOTAL: 87 m²/935 sq ft
FLOOR 1: 87 m²/935 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.