





Welcome to your urban oasis – a stylish 2-bedroom first-floor flat nestled near the pulsating heart of Glasgow city centre. Step inside to discover a seamless blend of contemporary design and urban convenience.

The property enjoys gas central heating, double glazing and private parking.

ENTRANCE HALLWAY

The entrance hallway has doors leading to all other rooms and has 2 cupboards for storage.

LOUNGE/DINING

15' 5" x 11' 9" (4.7m x 3.6m) The centrepiece of this abode is the open-plan lounge and kitchen, where modern living meets functionality. Entertain guests with ease in the spacious living area. This delightful residence boasts a coveted feature – a Juliet balcony, perfect for enjoying morning coffees or evening breezes while overlooking the neighbourhood. The well-appointed kitchen offers both functionality and style, making meal preparations a joy.

KITCHEN

11' 9" x 8' 2" (3.6m x 2.5m) The adjoining kitchen is a culinary haven, equipped with sleek appliances and ample storage space.

MASTER BEDROOM

13' 9" x 10' 9" (4.2m x 3.3m) Retreat to the master bedroom, where tranquility awaits. Here, you'll find a private en-suite bathroom, offering a serene oasis after a busy day. There is also a fitted wardrobe providing excellent storage.

BEDROOM TWO

13' 9" x 10' 9" (4.2m x 3.3m) The second double bedroom provides versatility, ideal for guests, a home office, or whatever your lifestyle demands.



BATHROOM

7' 6" x 6' 6" (2.3m x 2m) Featuring contemporary fixtures and fittings, the bathroom boasts a sleek design that exudes sophistication. Step into the spacious shower, where cascading water provides a refreshing escape from the stresses of the day. Or indulge in a leisurely soak in the bathtub, surrounded by serenity and comfort.

EN-SUITE SHOWER ROOM

7' 2" x 5' 2" (2.2m x 1.6m) The en-suite shower room comprises of a fully enclosed shower, with WC and wash hand basin.

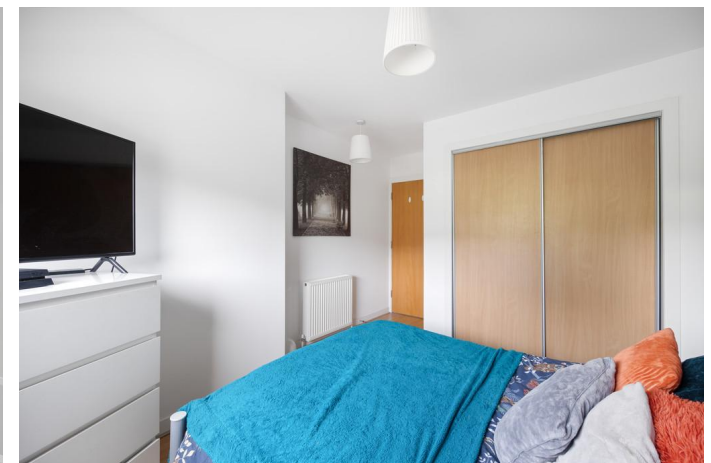
LOCATION

Quietly located in a private modern estate next to the Glasgow Royal Infirmary, there is a wide and varied array of amenities on offer. The centre of the Dennistoun offers a bustling collection of small bespoke shops as well as a sizeable supermarket for general day to day requirements. Cafés, bars and restaurants are also a feature of the area with more sporting and outdoor pursuits to be found. Regular bus links are available to neighbouring areas such as Parkhead, Trongate as well as Glasgow City Centre. The area has access to an excellent road infrastructure including the A814 making it an ideal base for the commuters.

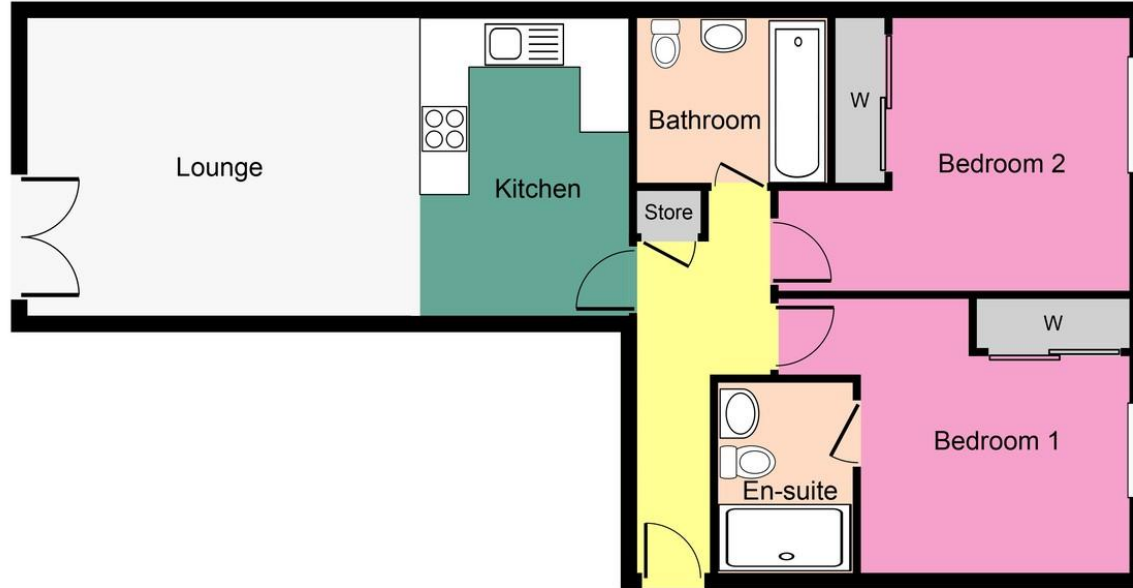
VIEWINGS

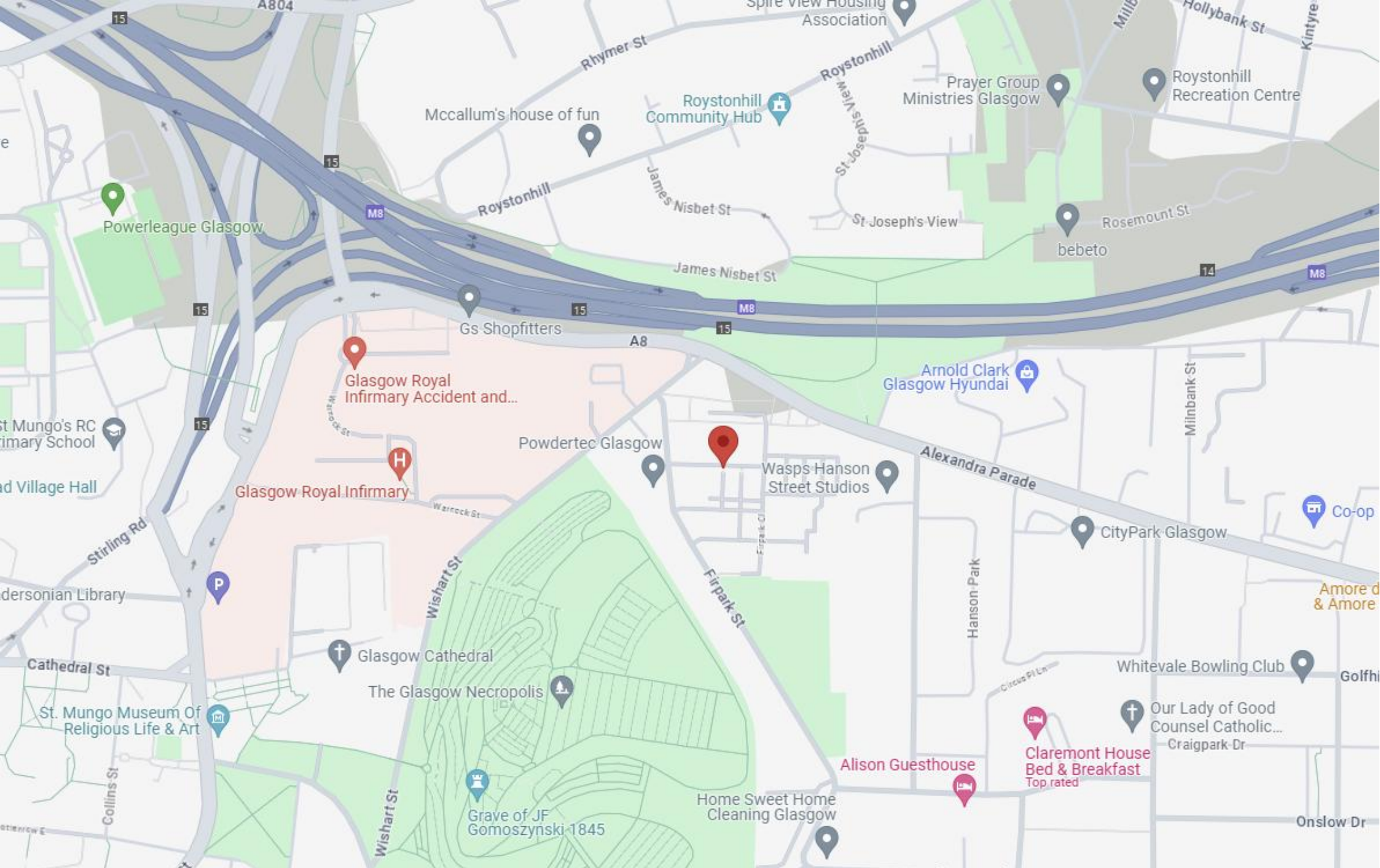
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