



**Top Floor Flat**

3/1, 328 GOLFHILL DRIVE  
DENNISTOUN  
G31 2NY



## 3/1, 328 GOLFHILL DRIVE, DENNISTOUN G31 2NY

Seldom available, traditional one bedroom flat with dining kitchen situated within a red sandstone fronted building nearby Alexandra Parade and a short walk to Duke Street.

The property would appear to have been well maintained however does require a degree of modernisation and offers fabulous potential.

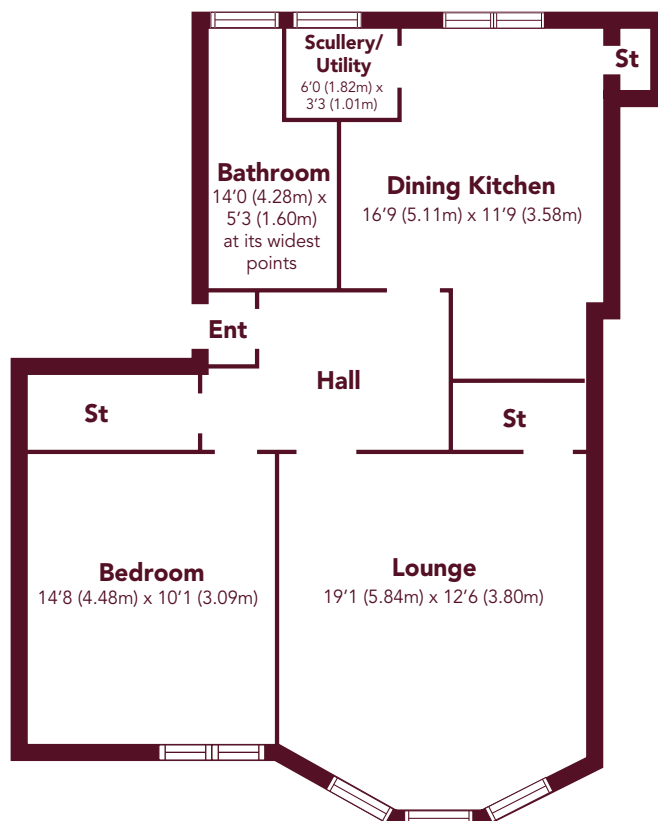
Security controlled access onto attractive tiled entrance with stairs to upper levels, twin outer doors onto entrance vestibule with granite floor finish, broad reception hall with deep walk-in storage cupboard, impressive 19' bay window lounge with traditional recessed storage area, double bedroom to front, 16'9 dining kitchen utilising recess, scullery/utility area, bathroom comprising three piece suite.

The property has electric heating and there is timber framed double glazing and replacement PVC double glazing to rear.

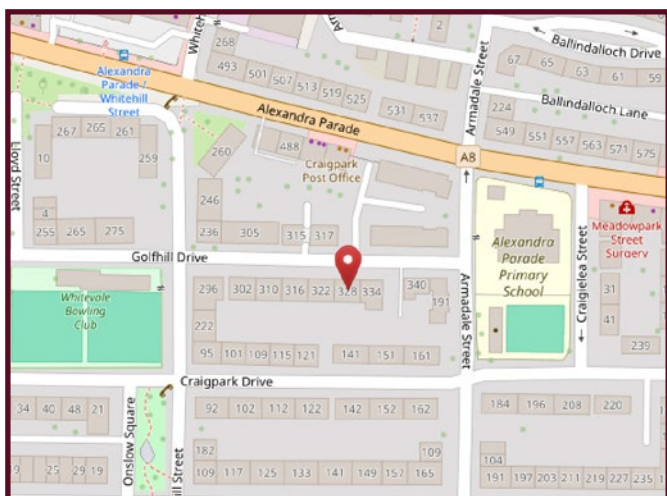
The property is centrally situated within this vibrant and bustling sought after location with a wide and varied range of shopping, cafes, restaurants, in addition to being within a few minutes walk of the Royal Infirmary, Alexandra Parade Station, Alexandra Parade with excellent public road transport providing a short commute to the City Centre. Alexandra Park and access to the motorway are also nearby.

### Measurements

|                |                             |                  |   |
|----------------|-----------------------------|------------------|---|
| RECEPTION HALL | 10'7 (3.24m) x 8'0 (2.45m)  | KITCHEN/DINING   | 16'9 (5.11m) x 11'9 (3.58m)                     |
| LOUNGE         | 19'1 (5.84m) x 12'6 (3.80m) | SCULLERY/UTILITY | 6'0 (1.82m) x 3'3 (1.01m)                       |
| BEDROOM        | 14'8 (4.48m) x 10'1 (3.09m) | BATHROOM         | 14'0 (4.28m) x 5'3 (1.60m) at its widest points |



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd 



## Travel Directions

Traveling west along Alexandra Parade from the junction with Alexandra Park Street, turn fourth left onto Armadale Street (Alexandra Parade Primary on left), first right onto Golfhill Drive and number 328 is on left.

## Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

## EPC

F

## Council Tax

Band B.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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