



RESIDENCE

70 Craigpark, Dennistoun, G31 2NN

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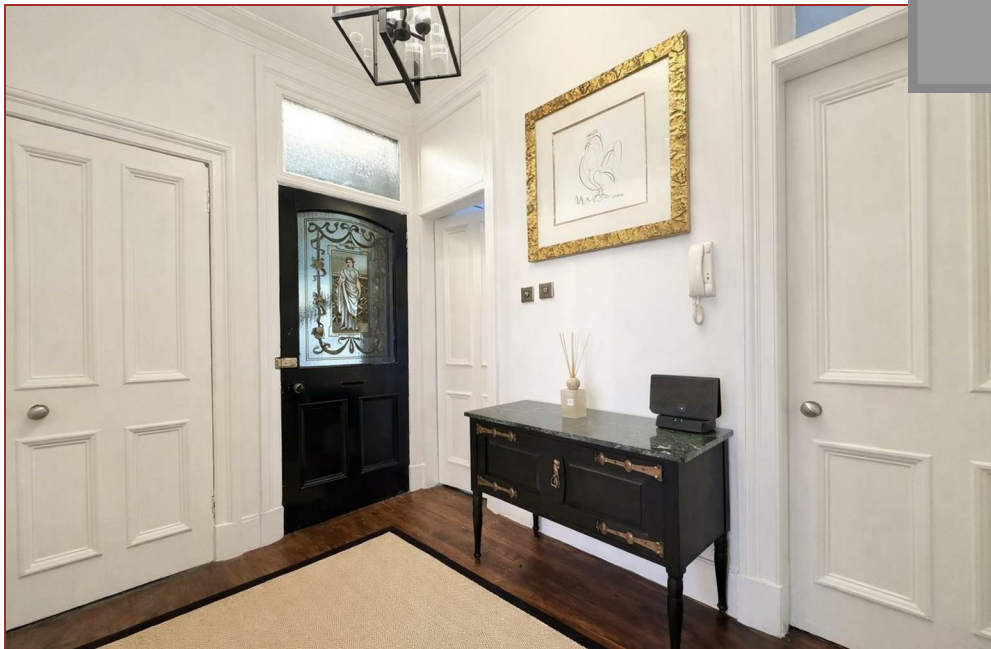


Viewing by appointment with Residence Uddingston  
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## 2 Bedrooms | 1 Public Room | 1 Bathroom

Set within a handsome red sandstone tenement in the ever-popular Craigpark in Dennistoun, this beautifully proportioned two bedroom ground floor flat offers generous accommodation, period charm and excellent access to local amenities and the city centre.

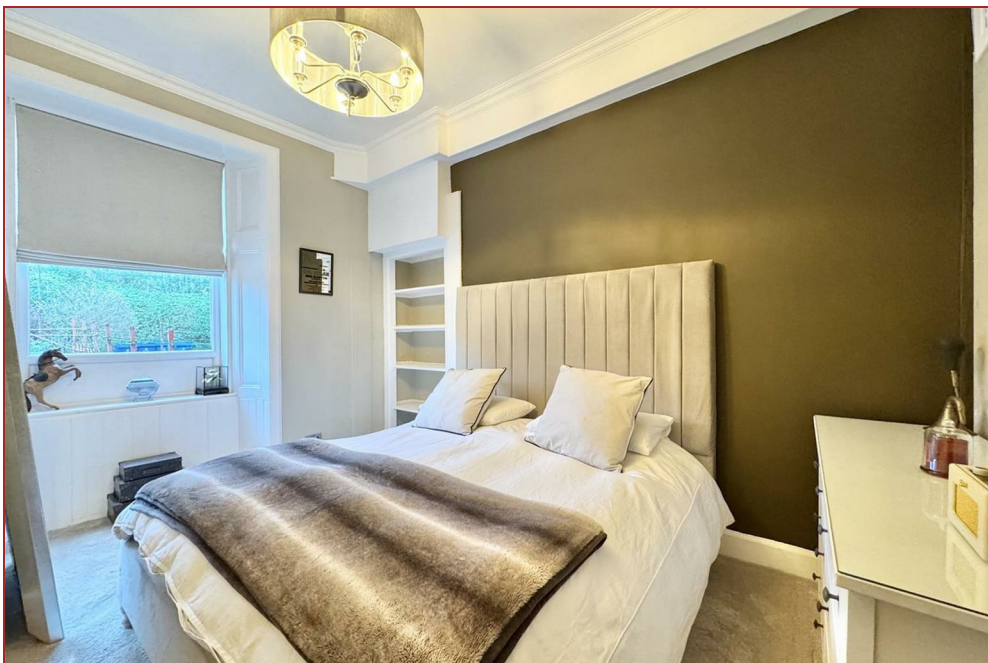
The property is entered via storm doors into a large and welcoming square hallway which immediately sets the tone for the space on offer and provides access to all apartments. To the front, the bright and elegant lounge is flooded with natural light from a traditional bay window, creating a warm and inviting living space ideal for both relaxing and entertaining.

There are two well-proportioned double bedrooms, both quietly positioned and offering ample space for storage, home working or guest accommodation. The breakfasting-size kitchen is fitted with a range of wall and base units and comfortably accommodates a table and chairs, making it a practical and sociable heart of the home. Completing the accommodation is an internal modern three-piece bathroom, finished in a clean and contemporary style.

Further benefits include gas central heating, secure entry and access to well maintained communal areas.

Externally, the property enjoys the added bonus of a private front garden area, perfect for outdoor seating or planting.

Craigpark is ideally placed for easy access to Dennistoun's wide range of shops, cafés, bars and parks, with excellent transport links providing swift access to Glasgow City Centre and beyond. This is a superb opportunity to acquire a spacious ground floor flat in a highly sought-after location.



699.65 sq ft | EER = C

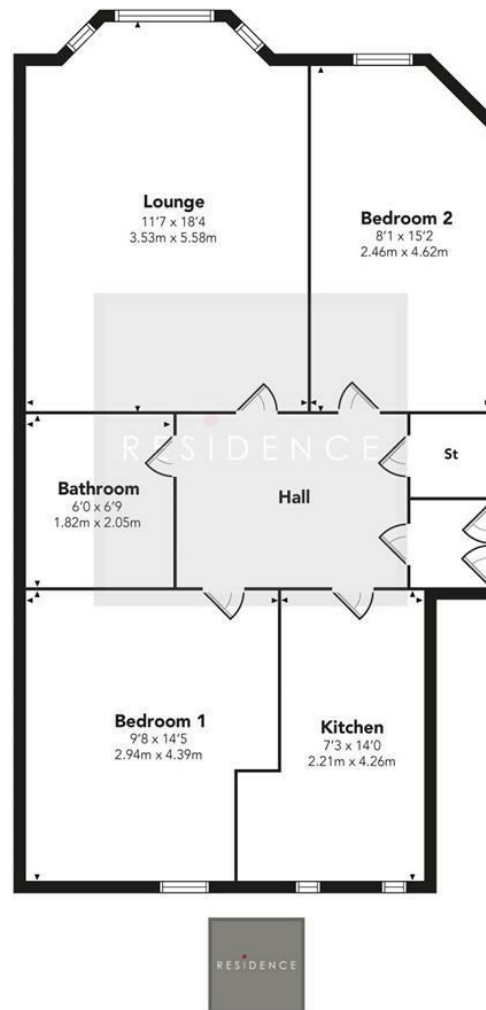




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## Craigpark



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While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation  
as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful,  
independent investigation of the property to determine to your satisfaction as to the suitability  
of the property for your space requirements.  
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.