

3/1, 607 Duke Street

GLASGOW, G31 1PZ



Top-floor, one-bedroom flat in the highly sought-after Dennistoun location offering exceptional local amenities and easy access to Glasgow City Centre



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Situated on the ever-popular Duke Street in the heart of Dennistoun, this charming one-bedroom top-floor flat is brought to market and presents an ideal opportunity for first-time buyers and investors alike.

THE LIVING ROOM



Upon entering the property, you are welcomed by a bright entrance hallway which leads into the spacious living room. Benefiting from impressive ceiling heights and large windows, the room is flooded with natural light and offers ample space for a full living room suite, creating a comfortable setting for relaxing and entertaining.

THE KITCHEN



Adjacent to the living room is the kitchen, fitted with a gas hob and oven, with additional space for a freestanding washing machine and fridge/freezer. A generous storage cupboard/pantry off the kitchen provides excellent additional storage space.





The bedroom is well proportioned and comfortably accommodates a double bed alongside substantial furniture, including the current large freestanding wardrobe. Continuing the traditional tenement layout, the property benefits from a separate bathroom and WC, adding practicality and convenience.

THE BATHROOM



THE BEDROOM



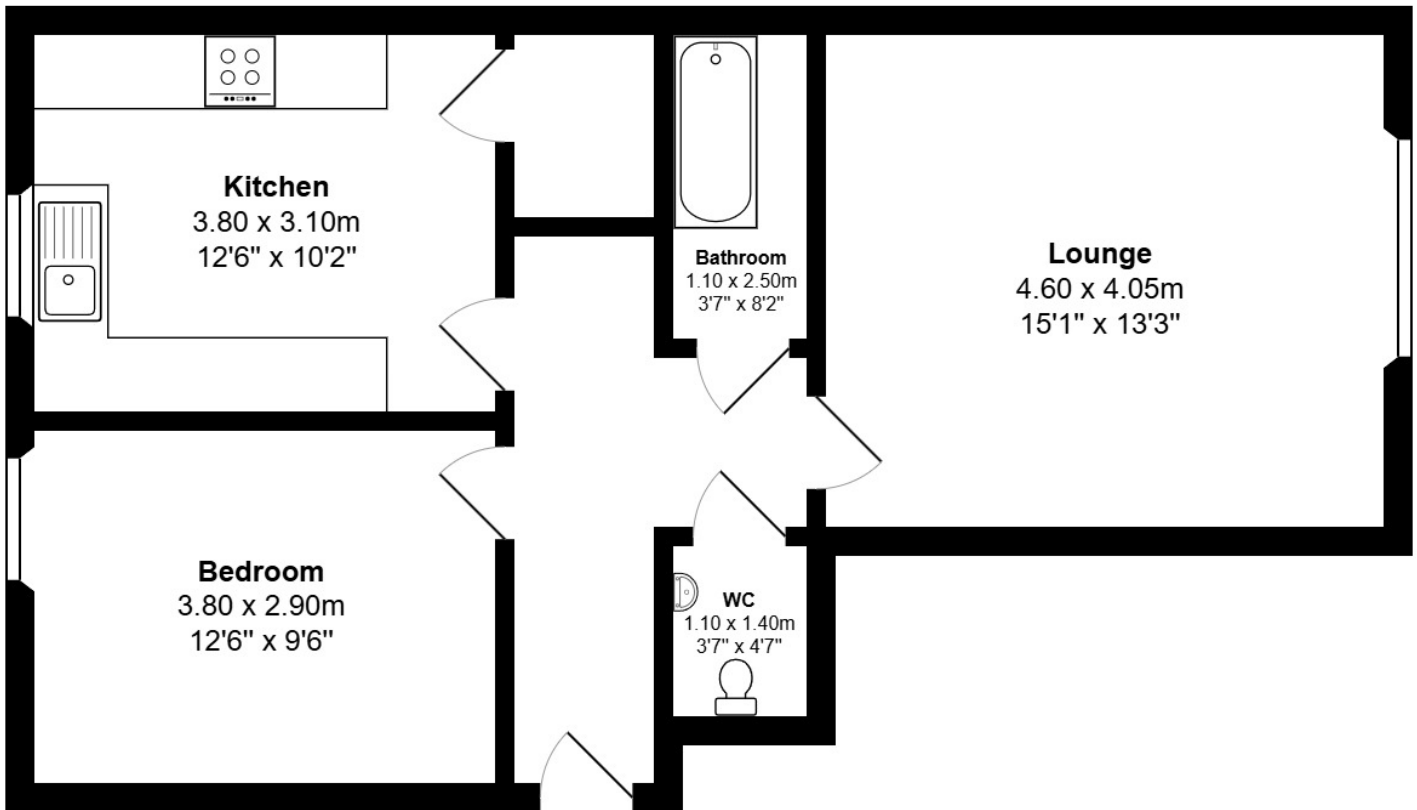
Externally, residents can enjoy well-maintained communal gardens to the rear of the building, while on-street parking is readily available to the front.

Offering spacious accommodation in one of Glasgow's most sought-after districts, this fantastic flat combines traditional character with everyday practicality and is sure to appeal to a wide range of buyers.

EXTERNALS

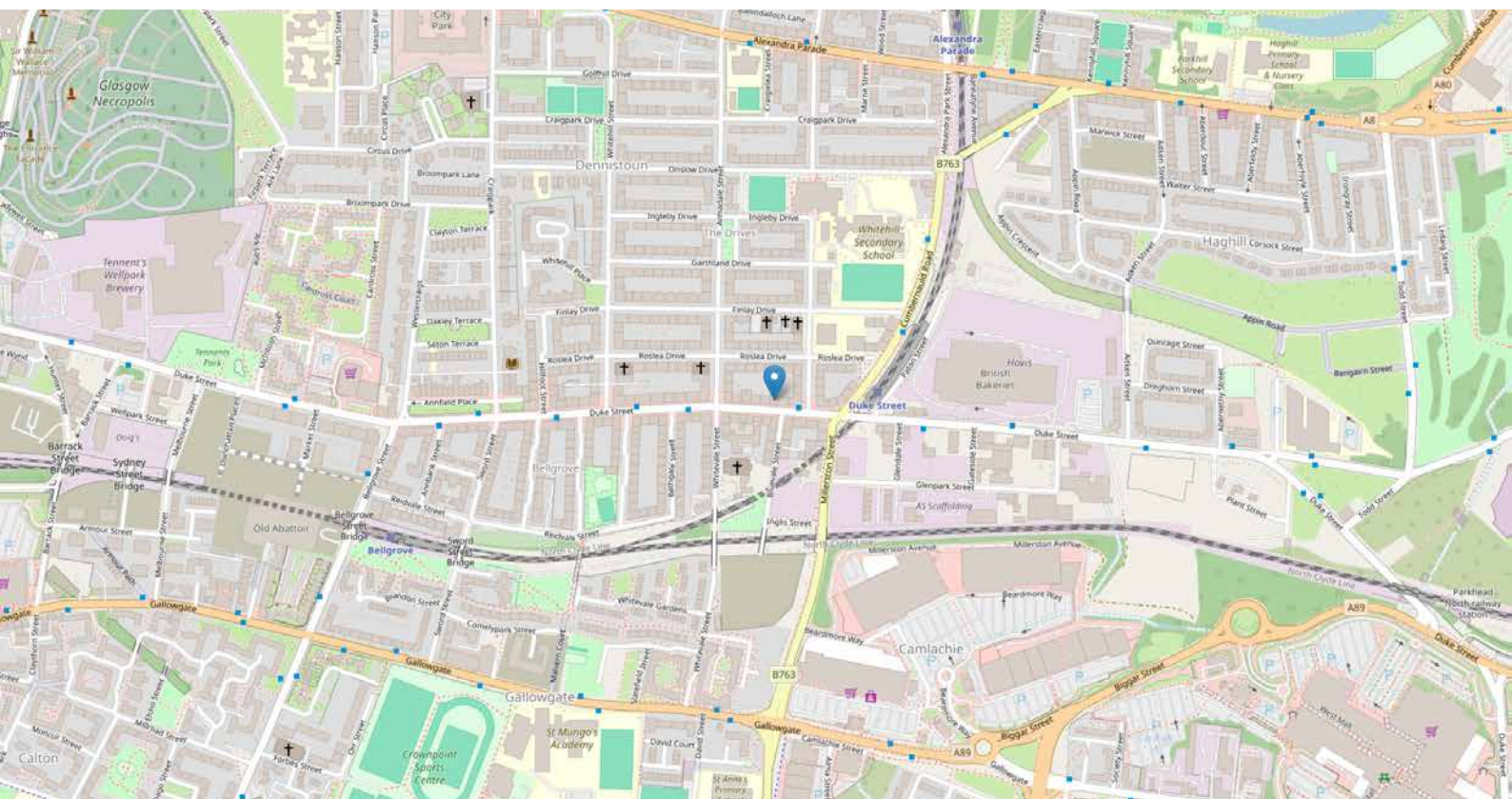


FLOOR PLAN & DIMENSIONS



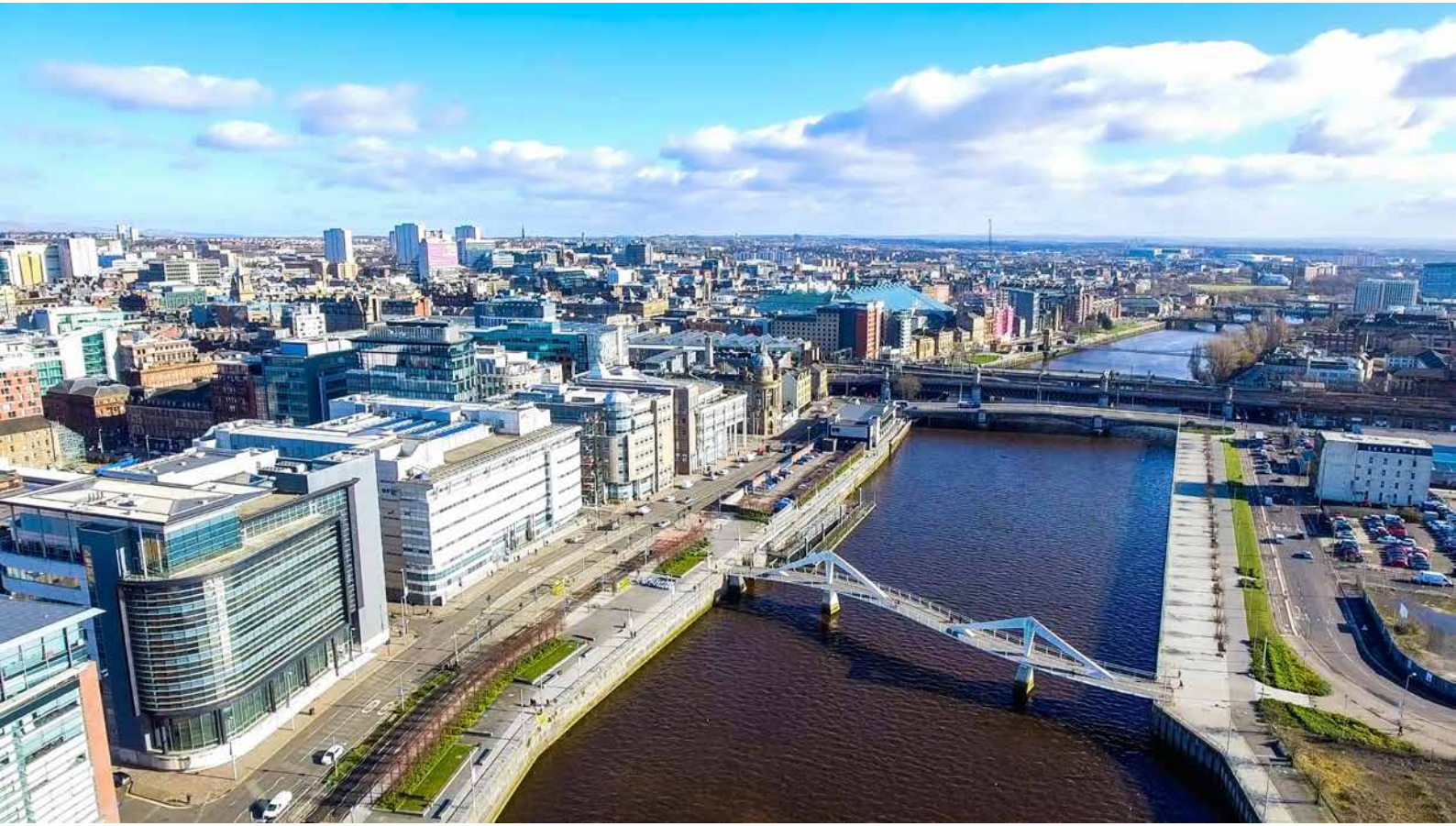
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Dennistoun is one of Glasgow's most sought-after residential districts, renowned for its vibrant community atmosphere, stunning Victorian architecture and excellent range of local amenities. Situated just over a mile from Glasgow City Centre, the area offers an ideal balance of urban convenience and neighbourhood charm.





Residents are spoiled for choice with an array of independent cafés, restaurants, bars and local shops along Duke Street and the nearby Alexandra Parade. The area is also home to several popular green spaces, including Alexandra Park, which offers beautiful landscaped gardens, walking routes and panoramic views across the city.

Transport links are exceptional, with regular bus services operating throughout the area and both Bellgrove and Duke Street railway stations providing direct access to Glasgow City Centre and beyond. For commuters, the M8 motorway network is easily accessible, connecting to destinations across Glasgow, Edinburgh and the Central Belt.

Combining excellent amenities, strong transport connections and a thriving local community, Dennistoun continues to be a highly desirable location for first-time buyers, professionals and investors alike.



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