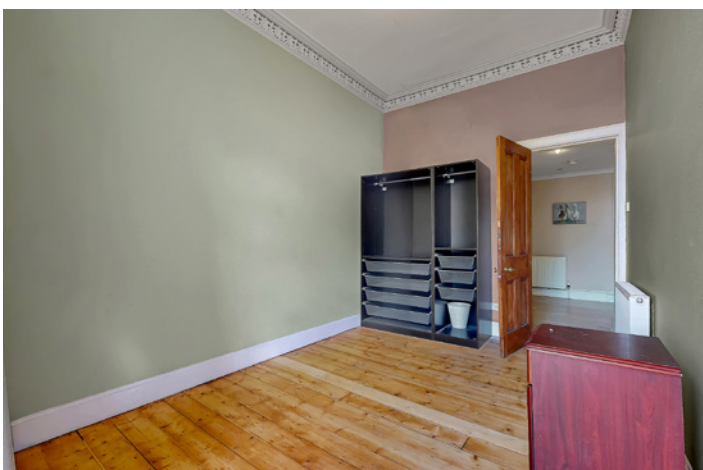




**SOLICITORS & ESTATE AGENTS**



**Second Floor Flat**  
**Flat 2/1, 499 Duke Street, Glasgow G31 1DL**  
**Offers Over £159,995**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.

## Description

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Set within a charming traditional red sandstone tenement on ever popular Duke Street, this impressive second floor flat offers a superb blend of character, space and everyday practicality. The building itself retains a lovely period feel, with a secure entry system and well-maintained communal areas, creating a welcoming first impression for residents and visitors alike.

Internally, the property opens into a bright and spacious entrance hallway providing access to all rooms and offering several useful storage options. The living room is a standout feature of the home, generously proportioned and enhanced by a beautiful bay style window that floods the space with natural light while providing an attractive outlook over the surrounding streetscape. The proportions easily accommodate both lounge and dining furnishings, making it an ideal space for relaxing or entertaining.

The large kitchen is thoughtfully arranged with a generous range of wall and floor mounted units, providing ample storage and preparation space. A substantial island offers additional worktop area, with a fridge and freezer integrated on one side and a breakfast bar on the other. The kitchen is both practical and functional for everyday living and also features a niche spacious enough for a table and chairs for kitchen dining.

Both bedrooms are generously proportioned double rooms, offering excellent versatility along with a bright and peaceful atmosphere. Each provides comfortable sleeping accommodation and can just as easily serve as a guest bedroom or a dedicated home office. The shower room features a modern suite with a shower cubicle, wash hand basin and WC, all finished in a fresh, neutral style.

The property further benefits from a recently fitted gas central heating and brand-new uPVC double glazing throughout, ensuring warmth and energy efficiency throughout the year. To the rear, there is access to a shared garden space, while on street parking is readily available to the front of the building.

Duke Street is a highly convenient and increasingly sought-after location, offering an excellent selection of local amenities right on the doorstep. A variety of popular independent cafés, shops and supermarkets are within easy reach, alongside larger retail options nearby. The area is exceptionally well served by public transport, with regular bus routes and nearby train stations providing swift access into Glasgow City Centre and surrounding areas. For leisure and recreation, residents can enjoy nearby green spaces and fitness facilities, making this an ideal setting for a well balanced urban lifestyle.

## EPC Rating

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## Measurements

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<b>HALLWAY</b>	<b>9'10" x 13'6" 2.99 m x 4.11 m</b>
<b>LOUNGE</b>	<b>21'8" x 14'0" 6.60 m x 4.26 m</b>
<b>KITCHEN</b>	<b>17'7" x 10'2" 5.37 m x 3.10 m</b>
<b>BEDROOM 1</b>	<b>15'5" x 9'1" 4.69 m x 2.78 m</b>
<b>BEDROOM 2</b>	<b>14'5" x 9'4" 4.40 m x 2.84 m</b>
<b>SHOWER ROOM</b>	<b>5'1" x 4'7" 1.55 m x 1.40 m</b>

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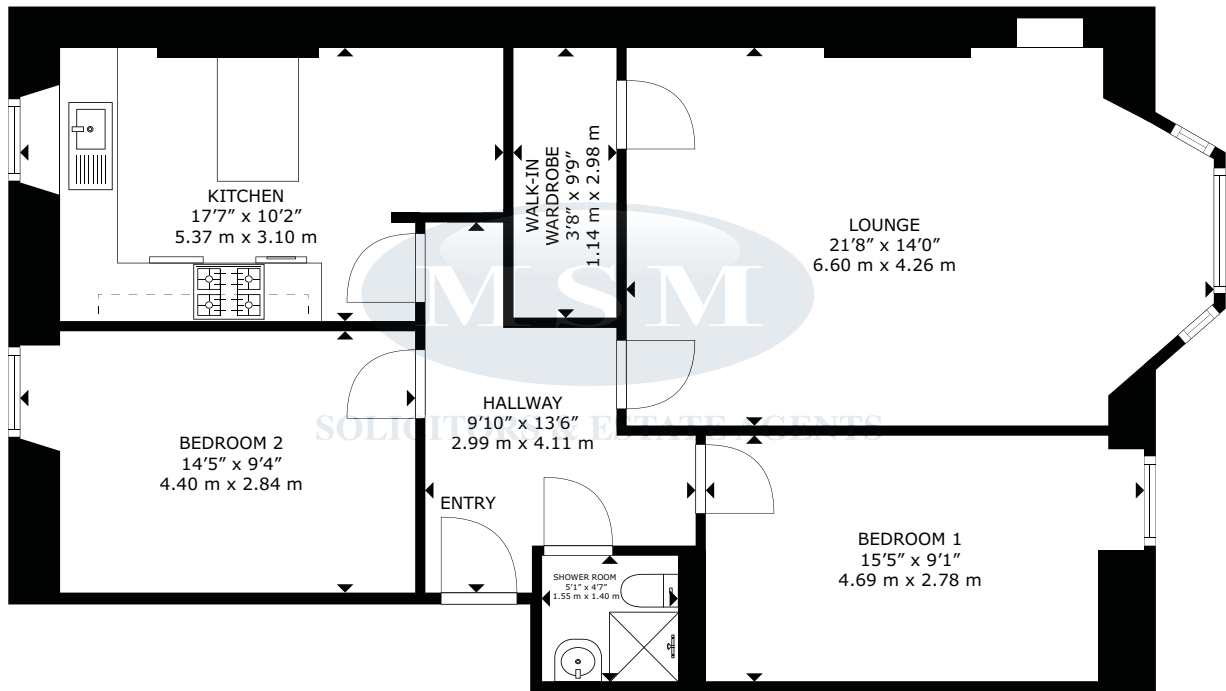
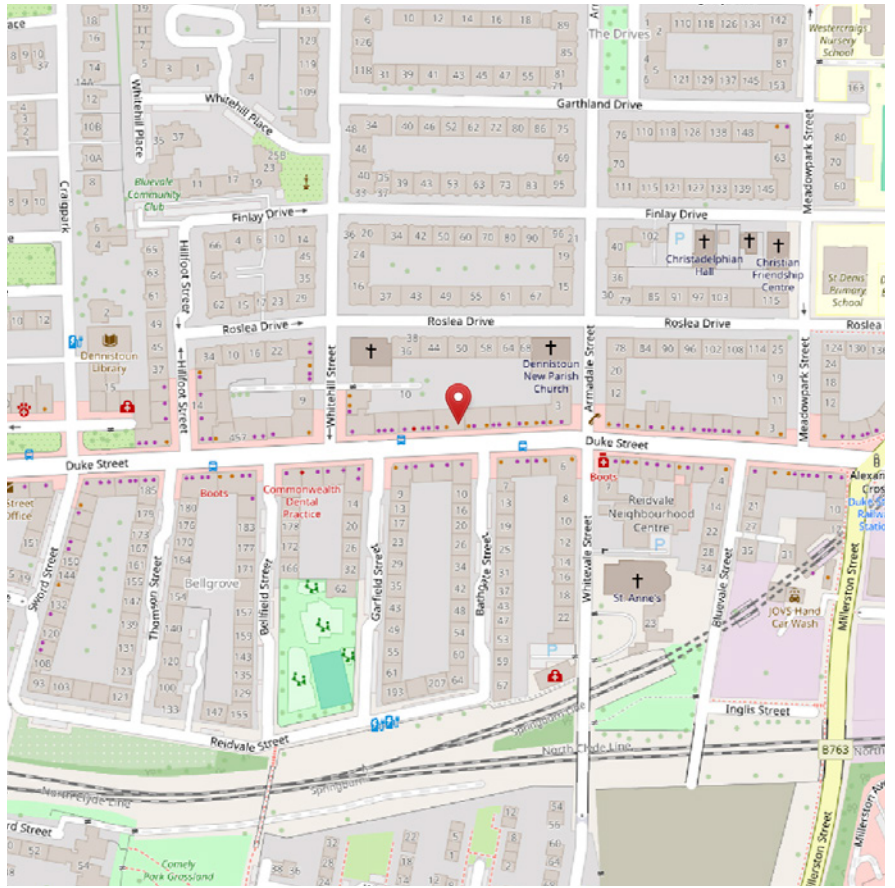
## Travel Directions

From MSM, 43 Crow Road, head along Crow Road to Anniesland Cross and take Great Western Road (A82) towards the City Centre. Continue straight through the city, following signs for the east end onto High Street (A8), which becomes Duke Street. Stay on Duke Street for around 1.5–2 miles, where number 499 will be on your left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN: 873 sq. ft., 81 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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Telephone 0141 339 5252, Fax 0141 339 4617

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