





Flat (EPC Rating:)

1/2, 470 CUMBERNAULD ROAD, GLASGOW, G31 3RN

£1,250

FEATURES

- Directly opposite Alexandra Park, with its walking paths, lawns and nine-hole golf course
- On the edge of Dennistoun, one of the East End's most popular neighbourhoods
- Alexandra Parade and Duke Street train stations close by
- Short walk to the cafés, bars and restaurants of Duke Street and Alexandra Parade
- Regular bus routes along Cumbernauld Road into the city centre
- Quick access to the M8 for drivers

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ROSLEA PROPERTIES

3 Bedroom Flat located in Glasgow

Set on the vibrant Cumbernauld Road in Glasgow's East End, this charming flat offers a fantastic place to call home in a bustling urban setting. With three well-proportioned bedrooms, this property is perfect for families, professionals or students seeking a comfortable home. The flat features a spacious reception room, with room for dining, ideal for a quiet night in or entertaining.

Cumbernauld Road sits at the eastern edge of Dennistoun, one of the East End's most sought-after neighbourhoods, and the flat makes the most of both. Directly across the road is Alexandra Park, one of the city's larger Victorian parks, with tree-lined paths and open lawns. It's there for morning runs, weekend walks or an hour on the grass when the weather allows, and it gives the outlook a green, open feel that's unusual this close to the city centre.

A short walk brings you onto Duke Street and Alexandra Parade, the heart of Dennistoun, where independent cafés, bakeries, delis and neighbourhood restaurants sit alongside everyday shops. The area has built a reputation for its food and its strong local character, and much of it is within ten minutes on foot. Getting further afield is simple. Regular buses run along Cumbernauld Road and Alexandra Parade into the city centre, Alexandra Parade and Duke Street stations are both close by, and the M8 is a few minutes' drive away.

For anyone who wants the energy of the East End with a park on the doorstep, this is a well-placed and comfortable home.

Call us on

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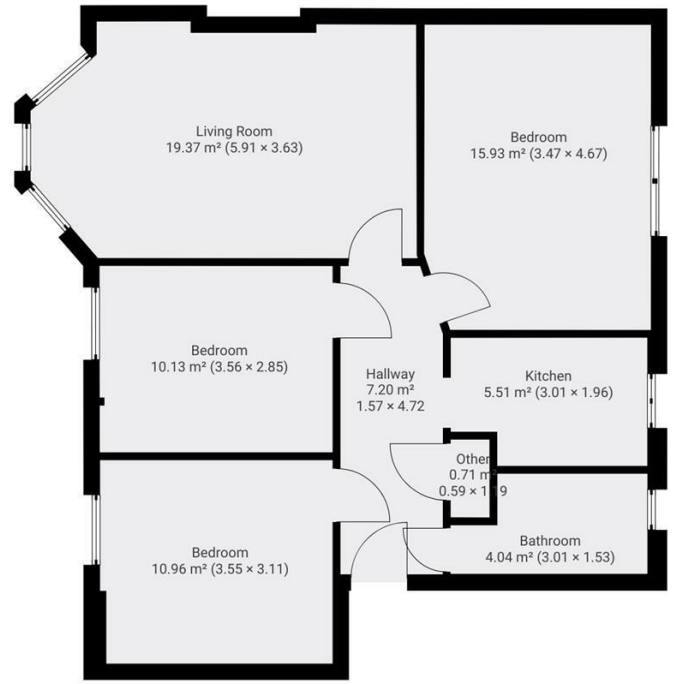
Council Tax Band

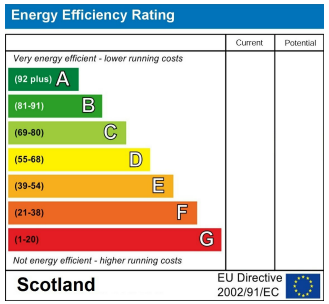
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ROSLEA
PROPERTIES

▼ 1st Floor

TOTAL AREA:73.80 m²·LIVING AREA:73.80 m²





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

ROSLEA
PROPERTIES