McEwan Fraser Legal
Solicitors & Estate Agents

Flat 6, 100 Armadale Street

DENNISTOUN, GLASGOW, G31 2QJ



Beautifully presented one-bedroom flat in the heart of Dennistoun



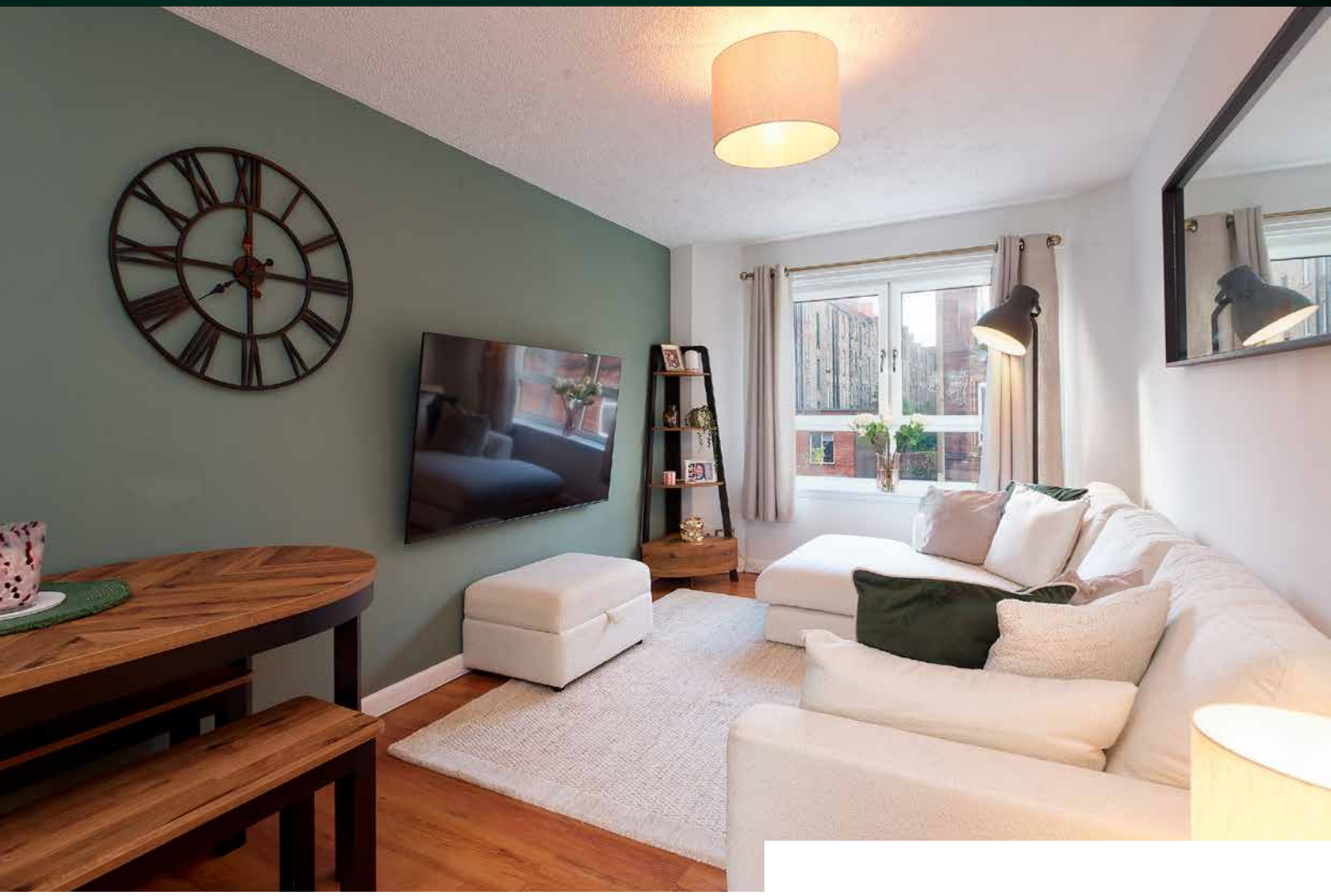
0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Jonny Clifford with McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom flat situated on Armadale Street in Dennistoun. It offers an excellent opportunity for first-time buyers, downsizers or those looking to secure a stylish home in true walk-in condition.

THE LOUNGE





From the outset, the property impresses with its fresh, modern presentation and the benefit of recently upgraded accommodation throughout. The lounge provides a wonderful place to relax, allowing plenty of flexibility for both living and dining furniture. A large window allows an abundance of natural light to pour into the room, creating a bright, airy and welcoming atmosphere. Whether enjoying a quiet evening at home or hosting guests, this is a room that offers both comfort and versatility. The newly fitted kitchen is a particular highlight, boasting striking worktops that provide a fantastic focal point and complement the contemporary finish. Offering an attractive and practical space, it is perfectly suited to everyday cooking as well as entertaining friends and family.

THE KITCHEN





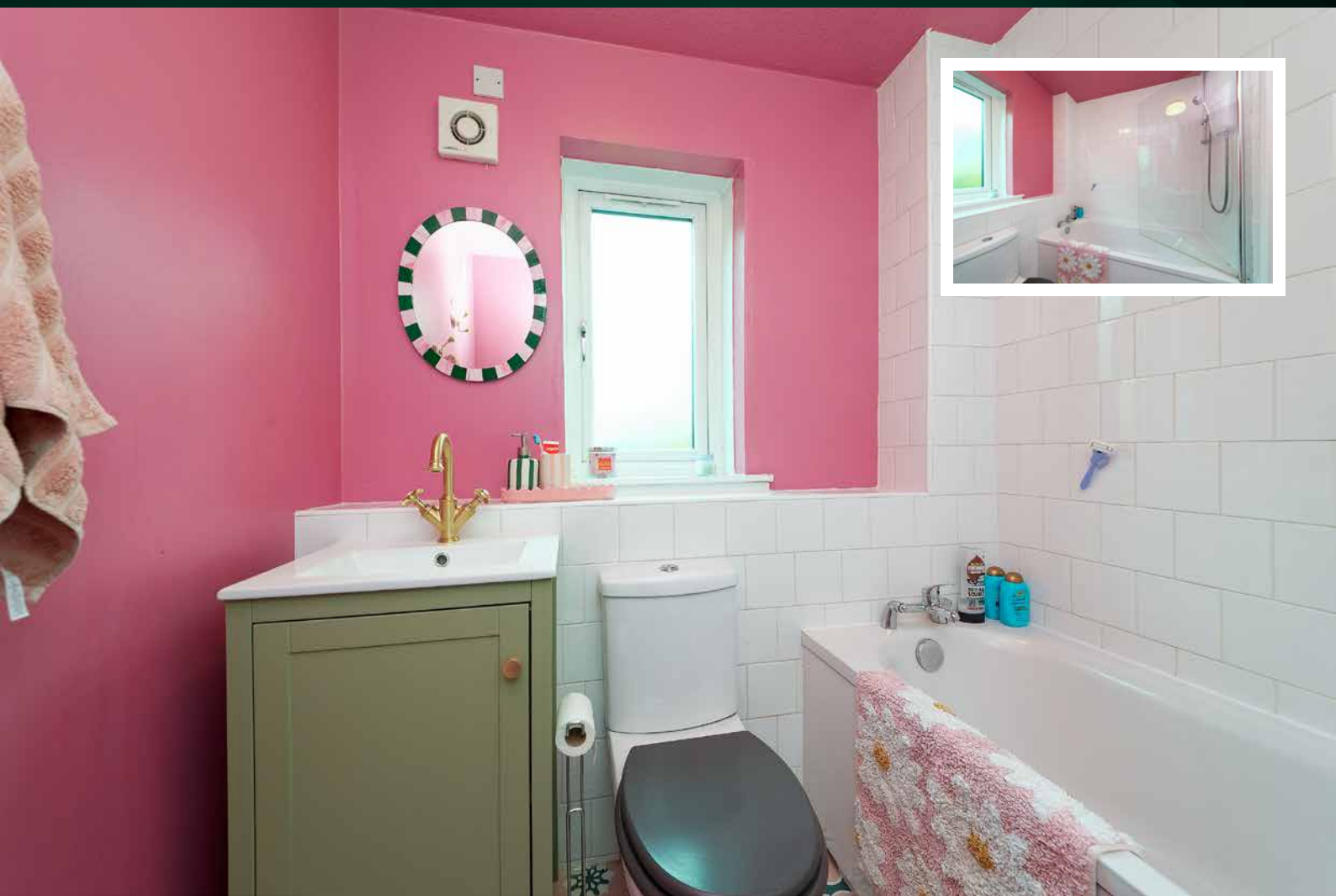




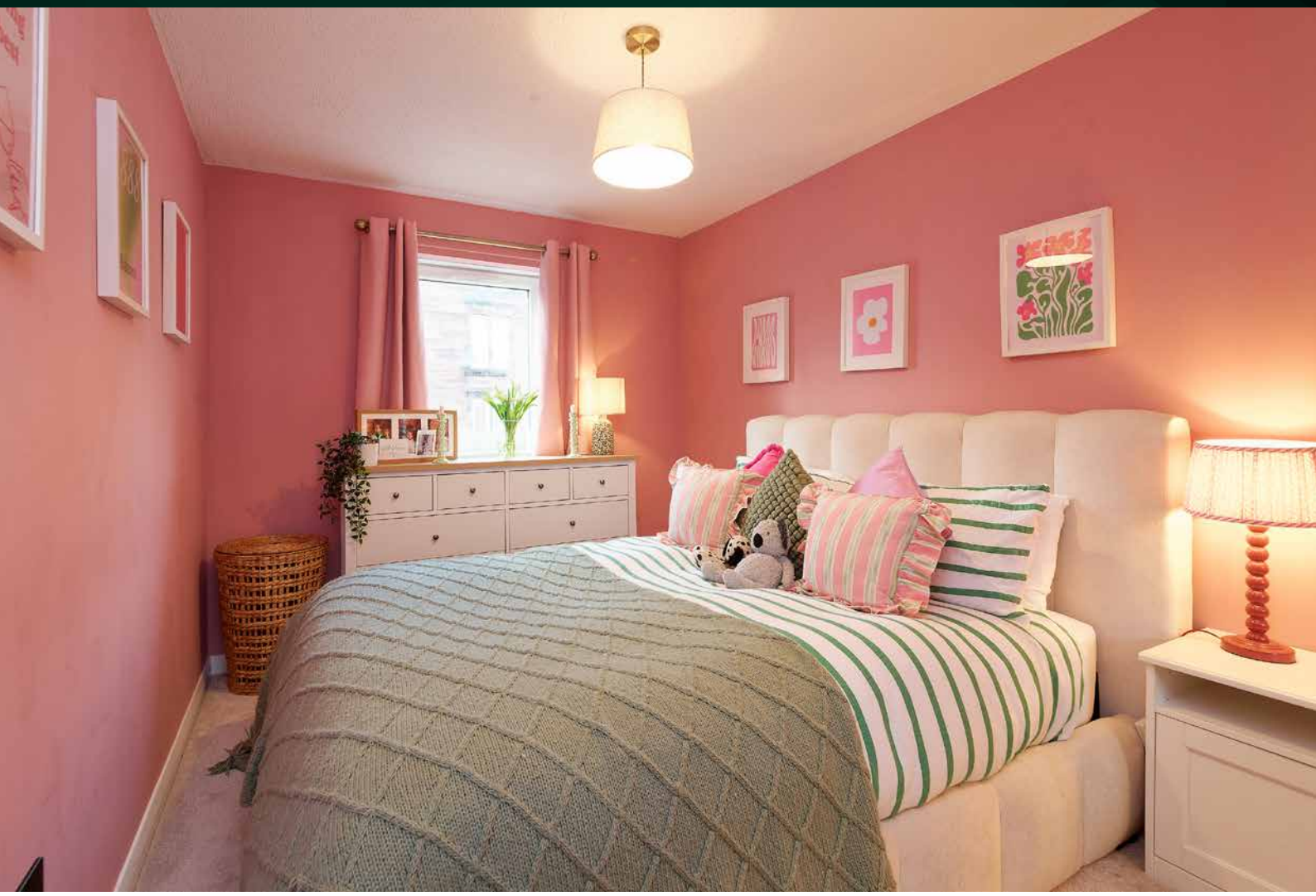
The bedroom is equally impressive, offering excellent floor space and the added benefit of integrated storage. Its generous proportions provide ample room for a double bed and additional bedroom furniture, while the built-in storage helps maximise the available space and maintain a clean, uncluttered feel.

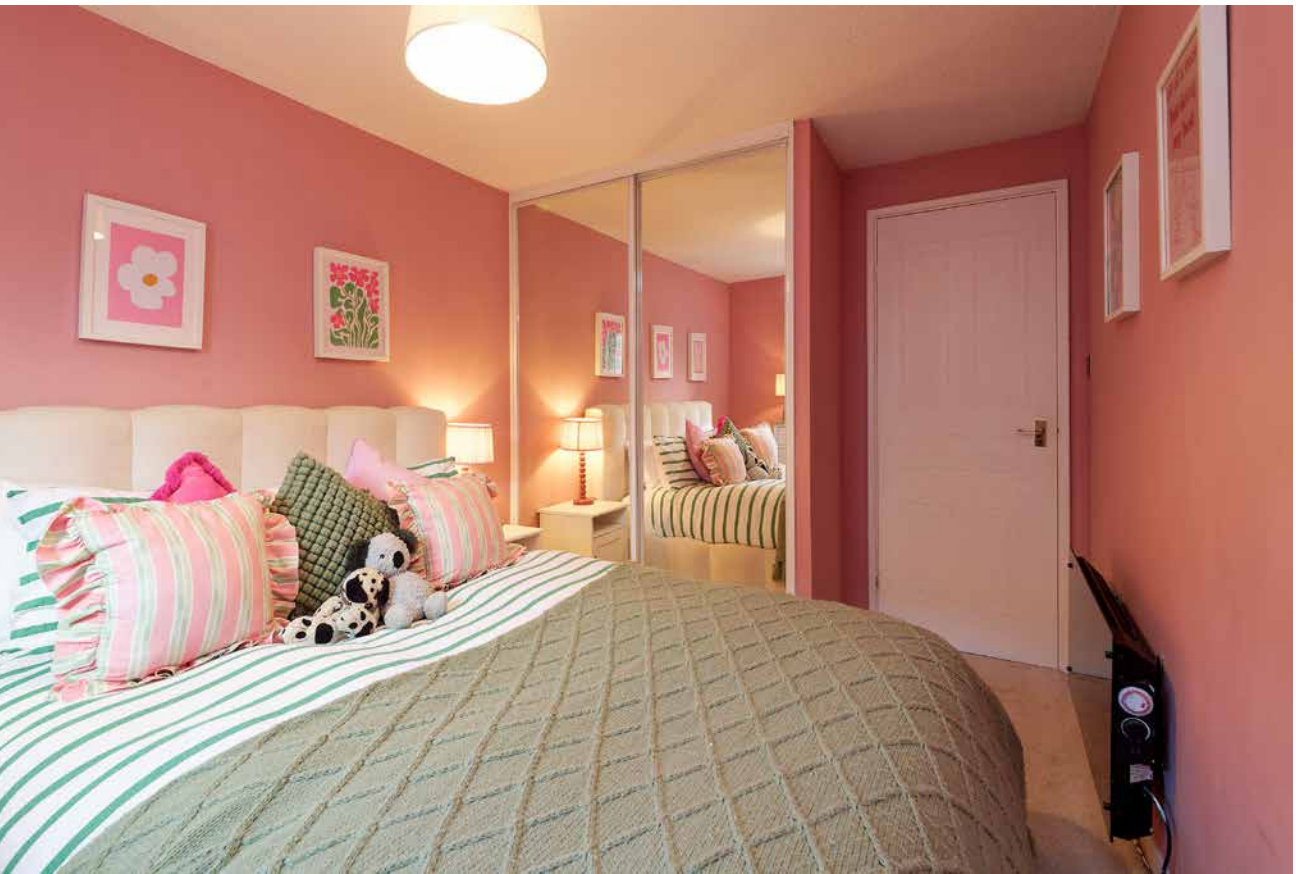
Completing the accommodation is a newly decorated bathroom, finished in a fresh, modern style and comprising a contemporary suite with a shower over the bath. The recently upgraded finish provides a practical and attractive space, ready for the new owner to enjoy from day one.

THE BATHROOM



THE BEDROOM









One of the standout features of this property is undoubtedly its overall condition. Having benefited from improvements to the kitchen and bathroom, alongside its fresh presentation throughout, this is a home that offers genuine peace of mind for anyone looking to avoid the expense, disruption and hassle of undertaking immediate renovation work.

This is a fantastic opportunity to purchase a spacious, beautifully presented one-bedroom home where the hard work has already been done. Simply move in, unpack and enjoy – there is not even a paintbrush to pick up!

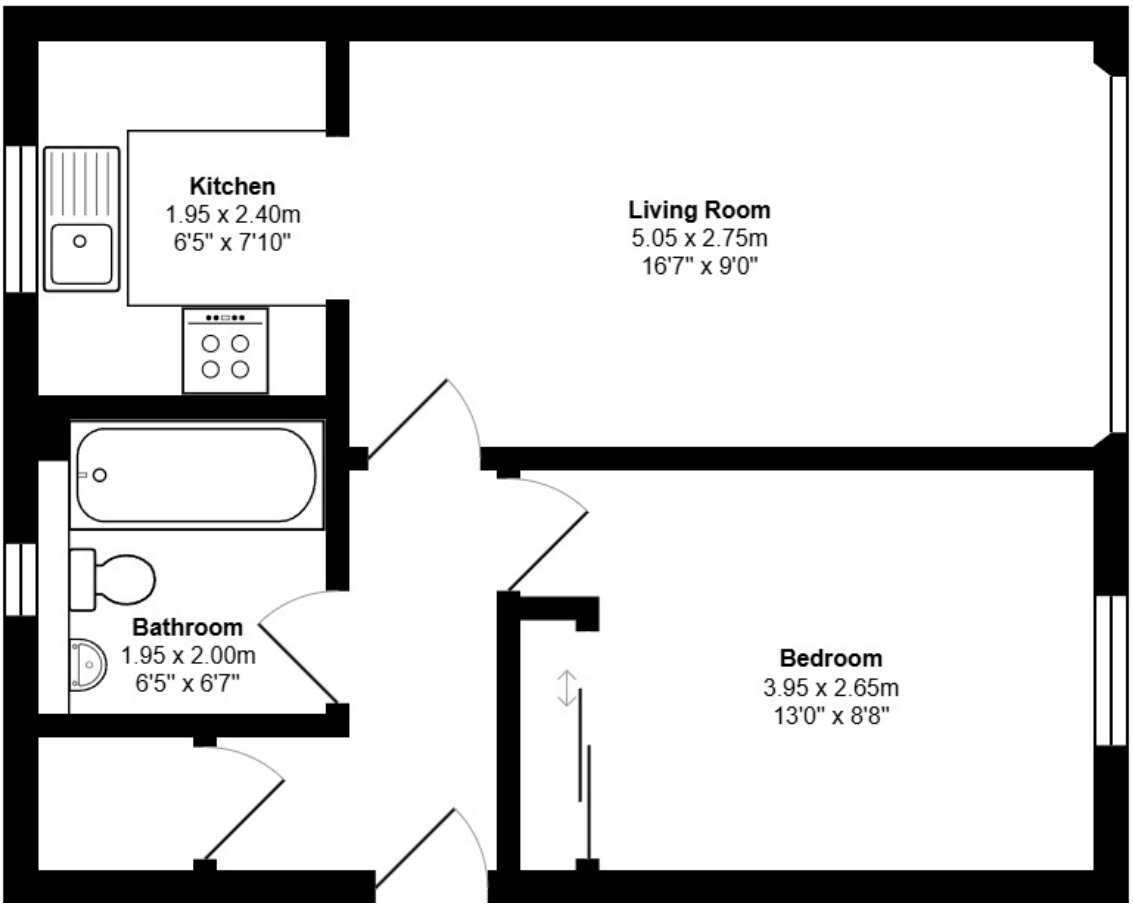
EXTERNALS





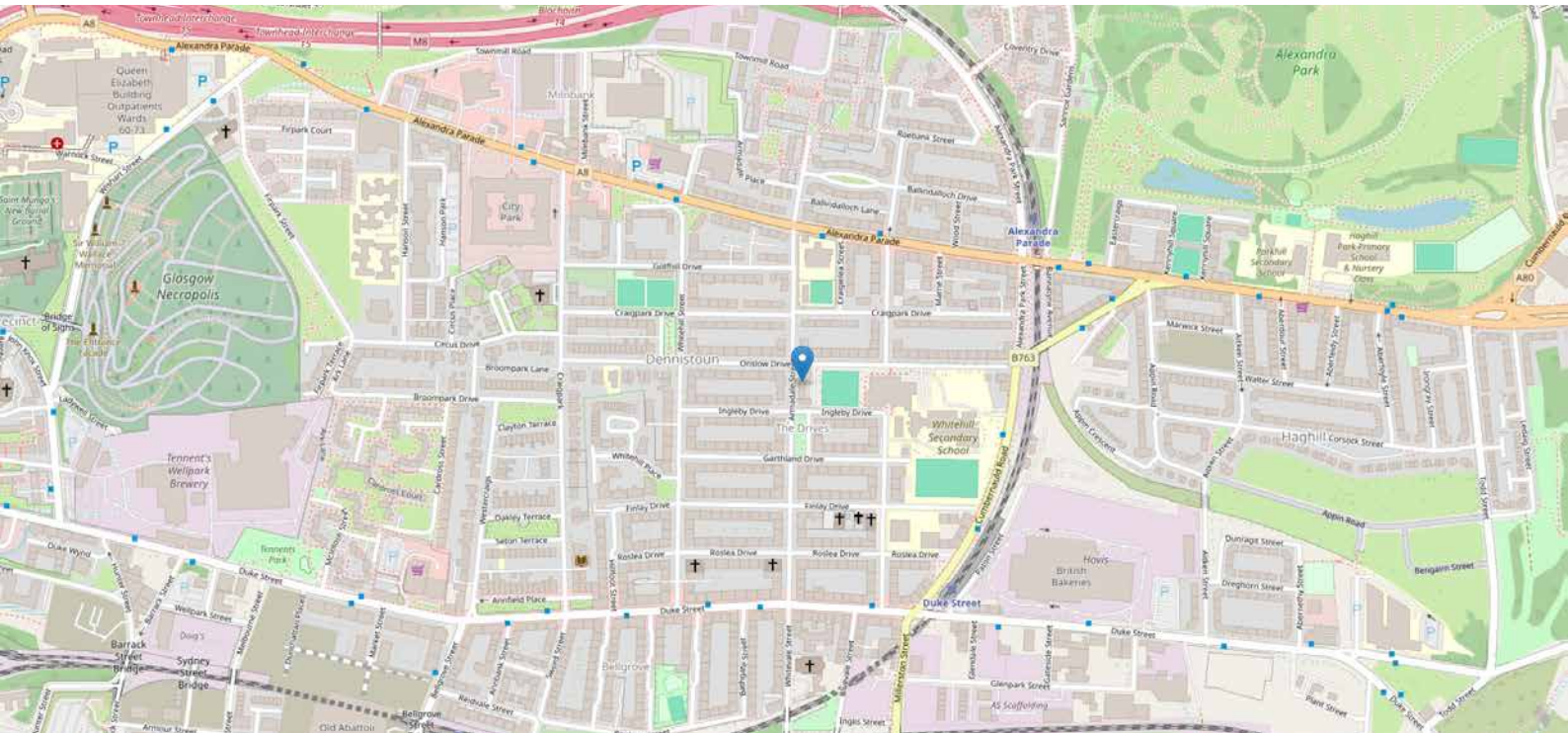


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 38m^2 | EPC Rating: D



THE LOCATION

Armadale Street is situated within the ever-popular Dennistoun district, one of Glasgow's most vibrant and sought-after East End neighbourhoods. Renowned for its traditional sandstone tenements, strong community atmosphere and increasingly popular café and restaurant scene, Dennistoun offers an appealing blend of local character and city convenience. The area boasts an excellent selection of independent cafés, restaurants, traditional pubs and local amenities, particularly along nearby Duke Street and Alexandra Parade. Popular local spots include Coia's Café, Celino's, Tibo and a variety of independent coffee shops and eateries, making it an excellent location for those who enjoy having plenty of choice right on their doorstep.

For those who enjoy outdoor space, Alexandra Park provides a welcome escape from city living, with attractive green spaces, recreational facilities and walking routes. The property is also ideally positioned for access to Glasgow city centre, with nearby Bellgrove, Duke Street and Alexandra Parade railway stations providing convenient connections, alongside regular bus services.

Combining an established residential community, an excellent selection of local amenities and convenient transport links, Dennistoun continues to be a highly attractive location for buyers looking to enjoy everything Glasgow has to offer while retaining the character and charm of a traditional neighbourhood.









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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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