



GARDEN STIRLING BURNET

**FLAT 2/1 486, ALEXANDRA PARADE,**  
GLASGOW, G31 3BQ



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EPC  
RATING

B

COUNCIL  
TAX BAND

D



Situated on the second floor this well-presented flat offers a fantastic opportunity for first-time buyers, professionals, and investors alike in the ever-popular Dennistoun area.

The accommodation comprises a welcoming entrance hallway, a bright and spacious open plan living area with large windows allowing for plenty of natural light, a well-proportioned kitchen with ample storage and workspace. The property further benefits from two generously sized double bedrooms, principal bedroom with en-suite and Juliet balcony and a modern bathroom fitted with a three-piece suite.

The flat is complemented by a neutral décor throughout, making it ready for immediate occupancy while still offering scope for personalisation.

Externally, the property benefits from a well-maintained communal close, designated parking and free on-street parking.



**“... Bright and spcaious open plan living area with neutral decor and modern kitchen...”**









**“... Two double bedrooms, principal with en-suite and juliet balcony ...”**

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## **FEATURES**

- Modern development
- Two Double Bedrooms
- Primary bedroom with en-suite
- Close to amenities
- Bathroom with shower
- Secure door entry system
- Gas central heating
- Double glazing
- Residential parking

Alexandra Parade is ideally located for a wide range of local amenities, including independent cafés, bars, and shops, with excellent transport links providing easy access to Glasgow City Centre and beyond. Alexandra Park is also just a short walk away, offering excellent outdoor space.

Early viewing is highly recommended to appreciate the accommodation on offer.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

