

0/1, 191 Onslow Drive, Glasgow G31 2QE



**Exceptional 2 Bedroom Period Flat with RARE DEVELOPMENT OPPORTUNITY WITH PLANNING
CONSENT for 4 bed duplex conversion into basement**

KEY FEATURES

- Planning permission for 4 bed duplex
- Private front garden
- Traditional period features
- Large bay windowed lounge
- Superb transport links and local amenities
- Glasgow City Centre easily accessible on foot
- Popular Dennistoun Drives locale
- Beautiful stained glass window in bathroom

OFFERS OVER £215,000

A particularly exciting opportunity in the heart of Dennistoun's sought-after Drives district. Currently arranged as a spacious two-bedroom traditional flat extending to approximately 72sq m at ground-floor level, the property also benefits from a substantial basement area below, with planning permission in place for conversion to create an impressive four-bedroom duplex home.

At present, the property is an impressive and beautifully presented two-bedroom traditional flat, occupying a corner position handsome sandstone tenement on the ever-popular Onslow Drive in the Dennistoun Drives. Offering generous proportions, attractive period features and bright, stylish accommodation, the property combines the character of a traditional Glasgow tenement with a fresh contemporary finish.

The accommodation is entered through a particularly spacious reception hallway, immediately giving a sense of the scale and character found throughout the property.

The standout living/dining room is an exceptional space, featuring a superb angled bay window which floods the room with natural light. High ceilings, decorative corning and traditional detailing provide considerable period character, whilst the room comfortably accommodates both lounge and dining furniture, making it ideal for everyday living and entertaining.

Positioned just off the living area is a neatly arranged kitchen, fitted with a range of contemporary wall and base mounted units and white goods and providing a practical cooking space while allowing the principal reception room to remain open and sociable.

There are two well-proportioned double bedrooms. The larger bedroom measures approximately 4.34m x 3.45m, with high ceilings, ornate corning and a large window creating a bright and impressive room. The second bedroom, approximately 3.30m x 4.04m, is also comfortably double in size and benefits from fitted mirrored wardrobes, providing useful storage without compromising the room's proportions.

The accommodation is completed by a generous bathroom, fitted with a white suite comprising bath with shower over, WC and wash-hand basin, complemented by marble-effect wall tiling and a beautiful stained glass window.

Throughout, the property is presented in a bright neutral palette which works particularly well with its traditional architectural features. Decorative corning, tall ceilings, substantial internal doors and generous window openings retain the home's period character, while contemporary flooring and finishes give the accommodation a clean, modern feel.

Externally, the property also enjoys access to a private garden/outdoor space, providing a welcome additional amenity rarely overlooked when considering city living.

Ideally located, the flat enjoys an excellent, central position within an established residential pocket characterised by handsome traditional sandstone tenements, broad tree-lined streets and impressive period architecture. The property is particularly well placed between the neighbourhood's two principal thoroughfares, Alexandra Parade and Duke Street, putting a wide range of everyday amenities within easy reach.

Dennistoun has developed a strong reputation for its lively neighbourhood atmosphere and excellent selection of independent cafés, restaurants and local businesses. Nearby favourites include Mesa on Duke Street, the long-established Coia's Cafe, Zennor and DAILY, alongside numerous shops, supermarkets and other everyday services found throughout Duke Street and Alexandra Parade.

Glasgow City Centre is just over a mile away, providing easy access to Strathclyde University, City of Glasgow College, Glasgow Royal Infirmary and City Centre businesses in addition to ample shops, restaurants and leisure pursuits. Locally, there is schooling at both primary and secondary levels, and recreational pursuits including a public swimming pool, gymnasium, park, library and much more.

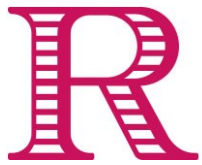
Transport links in this area are excellent, with the property being in close proximity to the M8 & M74 motorway networks, making it an ideal location for commuters. Many major buses run frequently along Alexandra Parade and Duke Street, and Alexandra Parade train station is only a 5-minute walk away.

Overall, 191 Onslow Drive offers an appealing balance: the character and sense of community associated with a traditional Glasgow neighbourhood, together with the convenience of city living and excellent amenities and transport connections.

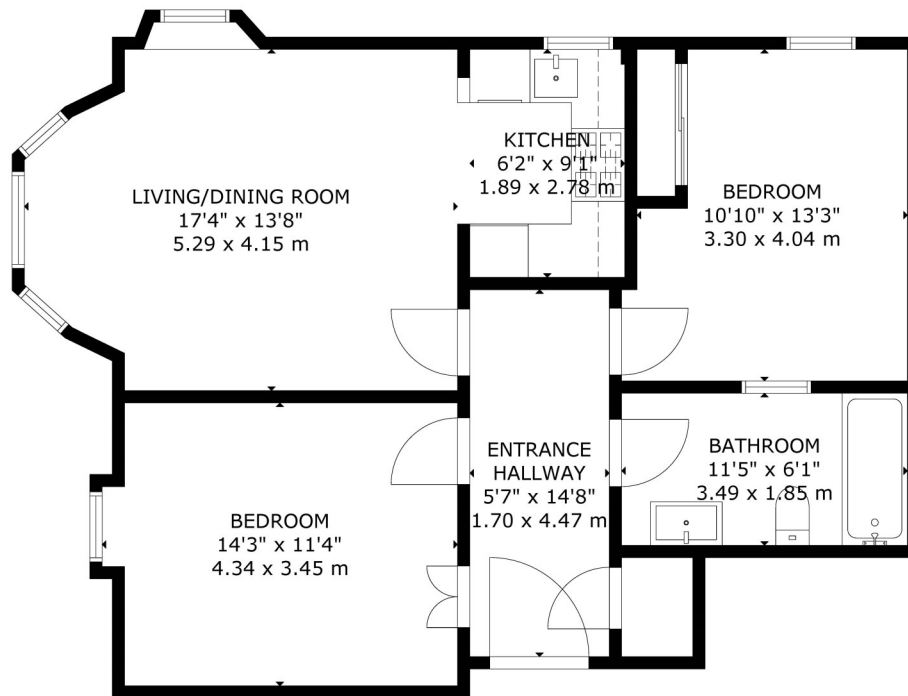
Council Tax: B EPC Rating: D



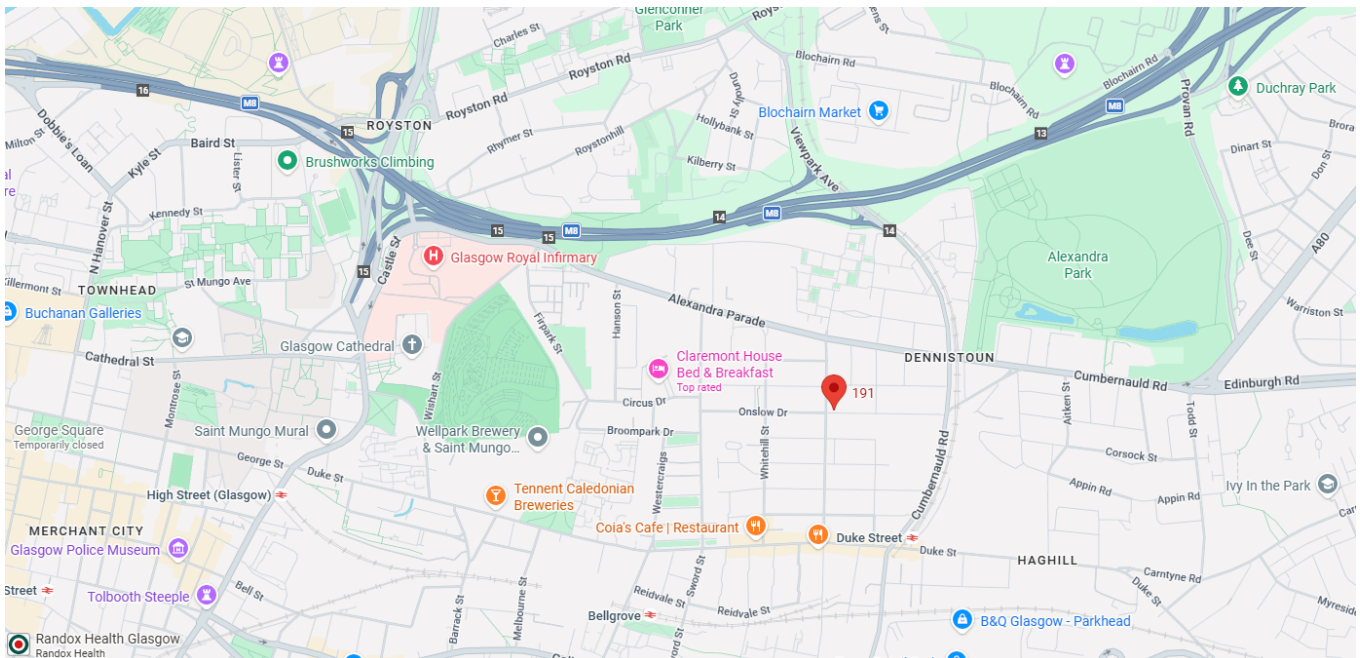
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REGENT
PROPERTY
GLASGOW



GROSS INTERNAL AREA
TOTAL: 72 m²/778 sq.ft
FLOOR 1: 72 m²/778 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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