

First Floor Flat

1/1, 231 Meadowpark Street, Dennistoun, Glasgow, G31 3DH

Offers Over £78,000



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Description

A superb opportunity to acquire this first floor flat which offers scope to refurbish and re-develop the layout and will suit those with an eye for a project.

Forming part of a traditional tenement just off the bustling Alexandra Parade this property has some delightful period features including ceiling roses and ornate corncicing.

The building has a secure buzzer entry system, tiled close and shared rear drying green and bin store.

Inside this flat has a rectangular reception hall linking to the principal rooms. A WC is found off this hallway and so to is a deep walk in cupboard which houses a shower cubicle which has a Triton electric shower unit.

There are two main rooms in this property, to the front a lounge/bedroom with broad bay window projection overlooking Meadowpark Street. The central heating combi boiler is located in the recess.



To the rear of the property is another good sized room also with recess and a window formation overlooking the rear gardens. A door leads to a very small kitchenette which currently only has a sink in situ.

The windows are of modern UPVC framed double glazed design and there is a gas fired central heating system with combination boiler.

231 Meadowpark Street enjoys a great position just off Alexandra Parade within the vibrant Dennistoun district lying to the east of Glasgow City Centre. There are a variety of high street shops, cafes and restaurants in the immediate area. Alexandra Park is a short walk away which offers a lovely outdoor space to be enjoyed. There are convenient local bus routes and Alexandra Parade Train Station operates regular services. Those travelling by car have excellent road links to Glasgow City Centre and the M8 motorway. Other nearby landmarks include Glasgow Royal Infirmary, The University of Strathclyde and Glasgow Caledonian University.

James Gibb Residential Factors. Quarterly common charges approx. £400.00



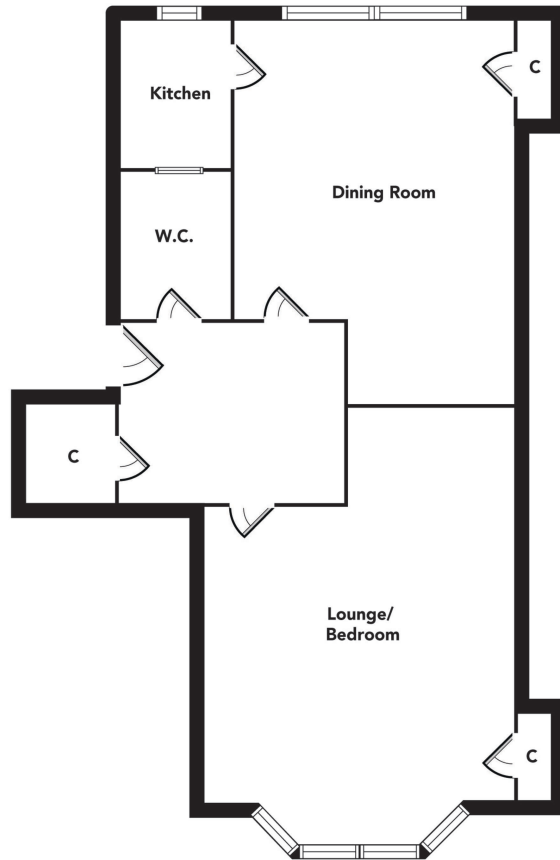
Room Dimensions

Reception hall	2.95 m x 2.51 m / 9'8" x 8'3"
Bay Lounge/bedroom	5.84 m x 3.78 m / 19'2" x 12'5"
Rear room	5.49 m x 3.58 m / 18'0" x 11'9"
Kitchenette	2.36 m x 1.07 m / 7'9" x 3'6"
WC	2.01 m x 1.09 m / 6'7" x 3'7"

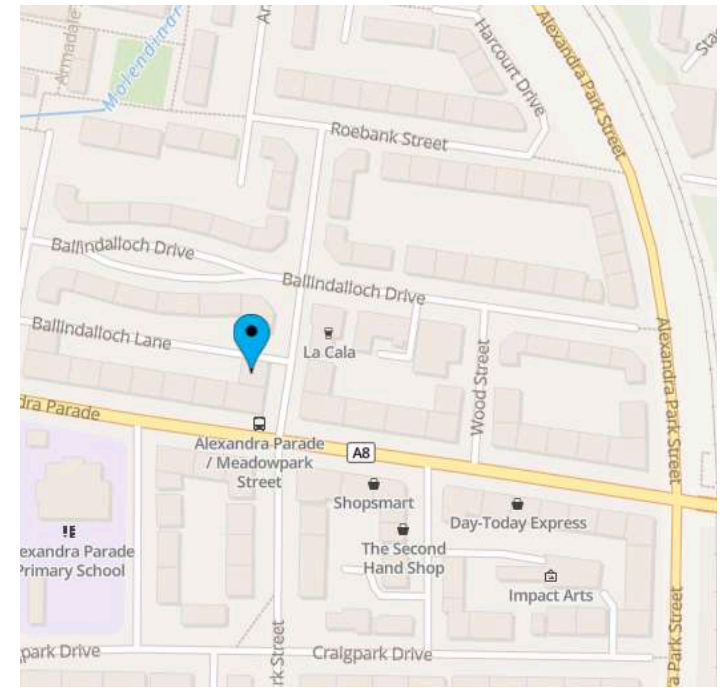
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Features

Traditional first floor flat.
 Scope to refurbish and re-develop layout
 Gas central heating and double glazing
 Located just off Alexandra Parade
 Easy access to city centre
 Convenient public transport services



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

Travel along Alexandra Parade passing Alexandra Park on your right hand side. Continue ahead at the junction with Alexandra Park Street along Alexandra Parade. Turn 2nd right into Meadowpark Street and this property is on your left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

Or to view this property please call:

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ESPC Ref: E509189

