



0/2, 99 Dundrennan Road, Battlefield, Glasgow, La, G42 9SL

Tastefully Presented and Spacious, Traditional, Two-Bedroom, Ground-Floor Flat

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Property Description

Tastefully presented and spacious, two-bedroom, ground-floor flat, forming part of a traditional, factored, red sandstone tenement. Located in the desirable Battlefield area, south of Glasgow city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a high-quality, fitted kitchen, with solid wood units and worktops, and a four-piece bathroom. Further highlights include tall ceilings, a bay window, varnished, hardwood flooring, gas central heating and double glazing.

There is a private garden to the front, a shared drying green to the rear and unrestricted on-street street parking.

A spacious, central entrance hall includes built-in, cupboard storage and is finished with varnished, hardwood flooring which continues throughout the flat. Extended by a south-facing bay window, a high-ceilinged, classically proportioned reception room features smooth coricing and a traditional fireplace and offers generous space for both freestanding lounge and dining furniture, if desired. Next door, a kitchen is fitted with solid wood units and worktops and a Belfast sink, whilst appliances include an integrated oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer and a freestanding washing machine.

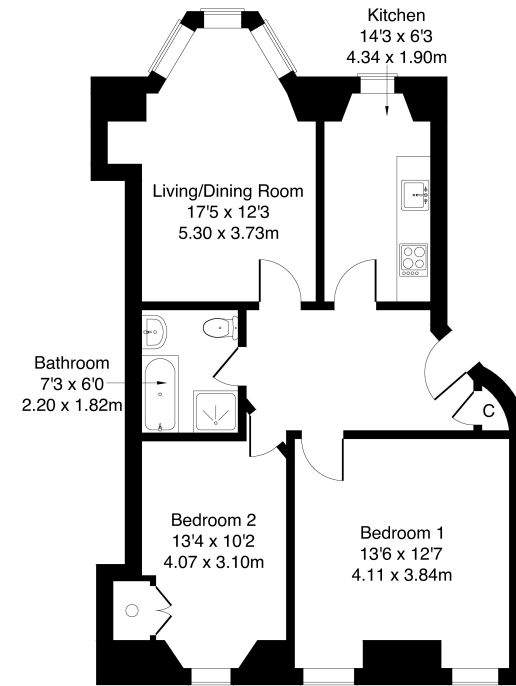
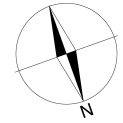
Across the hall, two bedrooms continue the generous dimensions of the living space, with bedroom two further benefiting from built-in cupboard storage.

Completing the accommodation, a bathroom comprises a bath, a shower cubicle, a WC, a basin, a ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (689 sq ft - 64 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated south of the River Clyde, the area of Battlefield is approximately 4 miles from Glasgow city centre and has excellent road links via the A77 and M74 to the larger motorway network for travel throughout Scotland. Served by regular public transport throughout, the nearest railway station at Langside also provides rapid access to the city centre. Consisting of primarily Victorian and Edwardian tenement buildings, as well as some

newer developments, the area is popular with students and families alike, due to the area's proximity to the city's universities as well as the availability of schooling at primary and secondary levels. With amenities accessible locally, the area also offers a wealth of parks, walking routes, leisure facilities, as well as the expansive Queen's Park, which is home to the annual Southside Festival.





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