



3/1, 19 Duke Street, Collegelands, Glasgow, G4 0UL

Bright & Tastefully Presented, One-Bedroom Flat Located on the Third Floor

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Property Description

Bright and tastefully presented one-bedroom flat located on the third floor. Situated in the popular Collegelands area, east of Glasgow city centre.

The property comprises an entrance hallway, a well-proportioned living room, a fitted kitchen, a double bedroom and a bathroom.

Features include a spacious carpeted bedroom, a modern bathroom and a secure entry system. Further benefits include gas central heating, excellent storage and neutral décor throughout.

Excellent transport links are available nearby, offering easy access across the city and beyond, and the flat is south-facing with cathedral views.

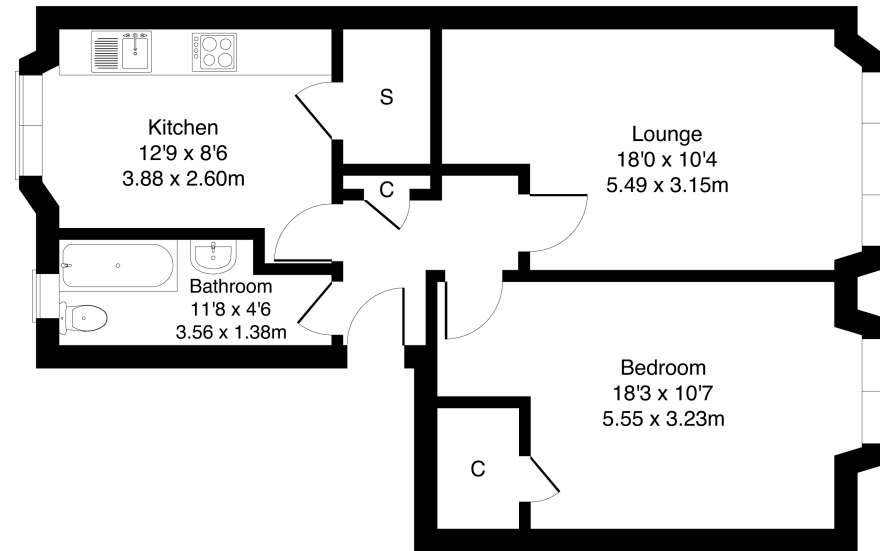
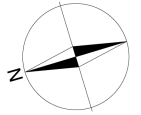
Bright and tastefully presented one-bedroom flat located on the second floor. Situated in the popular Dennistoun area, east of Glasgow city centre. The entrance hallway provides access to all rooms within the property, with a convenient walk-in cupboard positioned directly ahead. Set to the rear, the bright and spacious living room features carpeted flooring, a central light fitting and an attractive fireplace, creating a welcoming focal point. A large window allows for an abundance of natural light, enhancing the sense of space, while there is ample room for both lounge and dining furnishings, making it ideal for relaxing or entertaining. The fitted kitchen is well-appointed with wood-effect flooring, a tiled splashback and coordinating worktops. Additional features include a central light fitting, a large walk-in cupboard and a sink with a drainer. Integrated appliances comprise an oven and a gas hob, offering practicality for everyday use.

The generously sized double bedroom benefits from soft carpeted flooring and a large walk-in cupboard, providing excellent storage solutions. The room comfortably accommodates a range of bedroom furnishings and enjoys a peaceful outlook, creating a calm and restful environment. Completing the property, the modern three-piece bathroom is finished with stylish herringbone-style wood-effect flooring, a tiled splashback surround and a central light fitting, delivering a clean and contemporary space.



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Approximate Gross Internal Area: (603 sq ft - 56 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 just east of Glasgow city centre, the vibrant and increasingly popular area of Collegelands blends modern urban living with rich historic character. Local amenities are readily available, with a wide selection of shops, cafés, bars, restaurants, and cultural attractions all within walking distance, including the nearby Merchant City and city centre districts, as well as Drygate Brewing Co. & Restaurant. The property is ideally positioned just a short five-minute walk from High Street railway station, the University of Strathclyde, and the iconic Glasgow Necropolis, making it perfectly placed for both work and leisure. For outdoor recreation, residents can enjoy nearby green spaces such as

Glasgow Green, offering riverside walks, cycle routes, and open parkland. The area is also well positioned for access to the River Clyde walkways and a variety of leisure facilities. Frequent public transport services provide excellent connectivity, with High Street and Queen Street stations close by, as well as easy access to bus routes linking across the city. The M8 motorway network is also within easy reach, offering convenient travel to Glasgow Airport and beyond. The area further benefits from proximity to leading educational institutions, including the University of Strathclyde and Glasgow Caledonian University, making it an ideal location for professionals, students, and families alike.





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