



## 1/1, 298 Cumbernauld Road, Dennistoun, Glasgow, G31 3LY

Beautifully Presented and Spacious, Two-Bedroom, Corner-Aspect, First-Floor Flat

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# Property Description

Beautifully presented and spacious, two-bedroom, corner-aspect, first-floor flat, forming part of a characterful, period, red-sandstone tenement. Located close to the open green spaces of Alexandra Park, in the popular Dennistoun area, northeast of Glasgow city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

Renovated for the market throughout including a new kitchen and bathroom, new flooring and internal doors, and fresh neutral decor. Further highlights include a bay window, tall ceilings, period cornice work, gas central heating and double glazing.

The factored building includes a well-maintained communal stair, a shared drying green and a secure entry system.

An entrance hall, with storage, is finished with modern, wood-effect flooring and light, neutral decor which continues throughout the flat. Set on the corner, enjoying a westerly aspect, a reception room features an impressive bay window, a tall ceiling and period cornice work, and provides a flexible space for both lounge and dining furniture. Also enjoying a sunny, west-facing aspect, a kitchen offers space for seated dining and is fitted with contemporary, gloss-white units, marble-effect worktops and metro-tiled splashbacks. Appliances include an integrated eye-level double oven, a ceramic hob, a concealed extractor fan, a fridge/freezer and a washing machine.

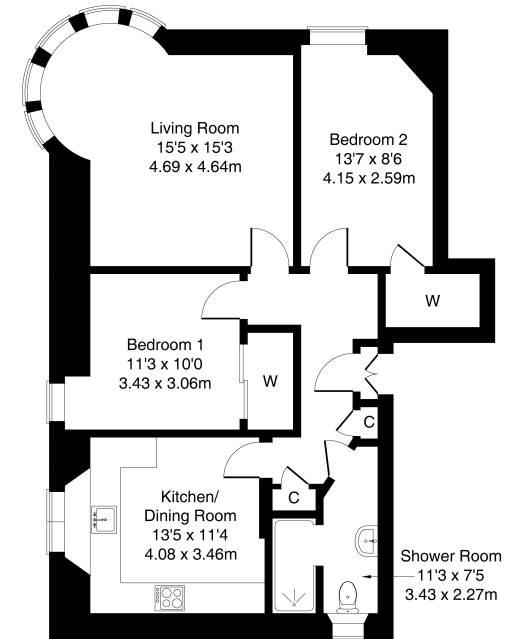
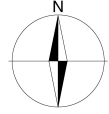
Enjoying high ceilings and smooth coricing, two bedrooms are carpeted for comfort and both benefit from built-in wardrobe storage.

Completing the accommodation, a stylish, naturally lit shower room comprises a large, walk-in shower, a two-piece suite, vanity storage, a chrome ladder-style radiator and tiled splash walls and storage.



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Approximate Gross Internal Area: (764 sq ft - 71 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 east of Glasgow City Centre, Dennistoun is a residential area offering a variety of coffee shops, restaurants, traditional pubs and trendy craft beer bars. Everyday amenities can be found locally in the area, with a Tesco Extra, Morrison's, Lidl and Co-Op, as well as a Costco and fresh food markets. Nearby Glasglow Merchant City offers a further wealth of amenities including both general and specialist shopping, designer names, art

galleries, museums, superb architecture, and fashionable bars and restaurants. Schooling at all levels is well provided for, and there are a number of golf courses, parks, and open green spaces for outdoor recreation. With good public transport throughout, including Duke Street and Alexandra Parade railway stations, the area has easy access to the M8 for connections to outer Glasgow and the larger motorway network.





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