




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

Flat 3/2 235 Onslow Drive

DENNISTOUN, GLASGOW, G31 2QE

DENNISTOUN

*“LOCATED IN
GLASGOW’S CURRENT
PROPERTY ‘HOT-SPOT’
WITHIN DENNISTOUN”*

This fully refurbished tenement flat is located in Glasgow’s current property **‘hot-spot’** within Dennistoun, which is situated under one mile east of George Square, in the heart of Glasgow city centre, boasting a wide range of local shops, schools, bars and food outlets. The area also has the large, Alexandra Park, plus a well utilised local library. With terrific road and rail links to the city centre, Dennistoun continues to be popular with young professional couples and students. The city of Glasgow has a population of around 600,000 people and welcomes over two million tourists every year. Glasgow offers a wealth of cultural and leisure attractions and can act as the perfect base for visitors to explore the magnificent scenery which surrounds the city. The city benefits from an excellent communications network, with transport links by road and rail to all major UK centres. Glasgow International Airport is located seven miles west from the city centre.



FLAT 3/2 235
ONSLow DRIVE
DENNISTOUN, GLASGOW, G31 2OE



THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM. OCCUPYING A PREFERRED TOP FLOOR POSITION, WITHIN THIS SANDSTONE TENEMENT BUILDING IN A HIGHLY SOUGHT AFTER POCKET OF DENNISTOUN, IS THIS TWO BEDROOM FLAT, PRESENTED TO THE MARKET IN WALK-IN CONDITION AND BENEFITING FROM A COMPLETE RENOVATION AND MODERNISATION PROGRAMME.

Some period detailing has been retained, most noticeably cornice work, which will no doubt appeal to the discerning buyer. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been decorated throughout with a contemporary, neutral theme. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality and has the added benefit of an en-suite shower-room to the master bedroom.

On entering this property via the vestibule, you walk into a large welcoming hallway, which provides access to all rooms. There are two storage cupboards located off the hallway. The larger of these could easily be converted into a small study zone.

The immediately impressive lounge/diner, with a bay window to the front aspect, flooding the

room with light and providing a fantastic focal point, with far-reaching views into the distance. The kitchen includes an excellent range of contemporary floor and wall mounted units with a complementary worktop. It further benefits from an integrated oven, hob and extractor and has space for a washing machine and an under-counter fridge or freezer.

There are two, well-appointed double bedrooms with ample space for additional free standing furniture, if required. The master has the added luxury of an en-suite shower-room. The partly-tiled family bathroom completes the accommodation.

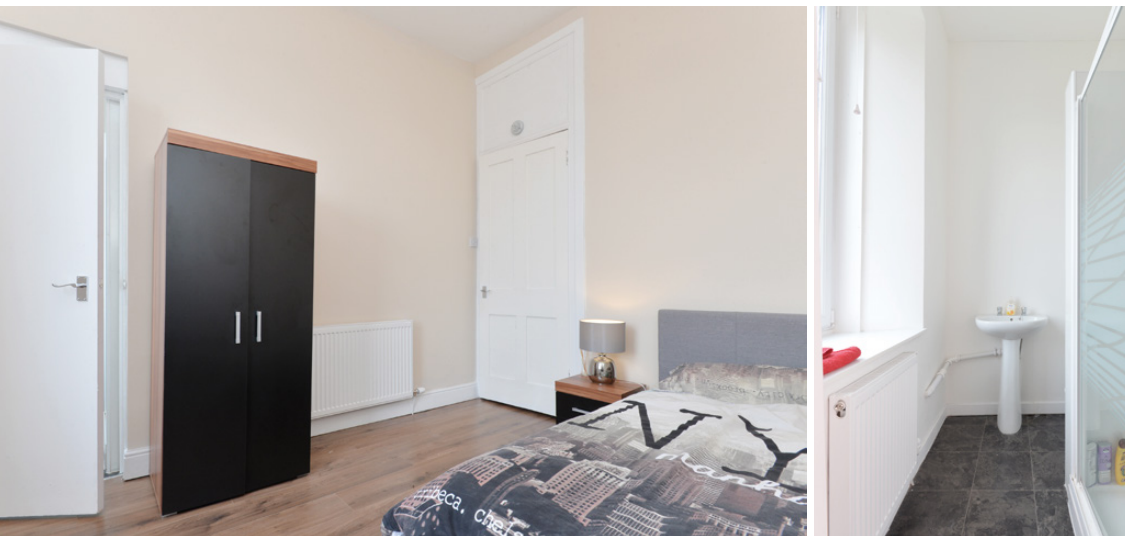
The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

Externally, there are well-tended communal grounds. On-street parking is available in the immediate vicinity.

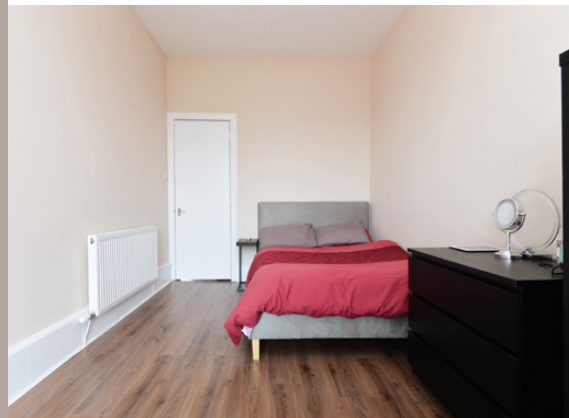


LOUNGE/DINER & KITCHEN





BEDROOMS, EN-SUITE & BATHROOM



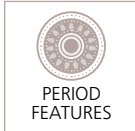
SPECIFICATIONS
FLOOR PLAN
DIMENSIONS
LOCATION



VIEWS



NEAR CAFÉS
& RESTAURANTS



PERIOD
FEATURES



LOCAL
AMENITIES



RAIL LINKS



BUS LINKS

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.56m (15') x 3.59m (11'9")
Kitchen	2.50m (8'2") x 1.81m (5'11")
Master Bedroom	3.68m (12'1") x 3.06m (10')
En-suite	1.66m (5'5") x 1.63m (5'4")
Bedroom 2	4.55m (14'11") x 2.79m (9'2")
Bathroom	1.81m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 68m²

EPC Rating: D

Buyer's Premium Value: £1500

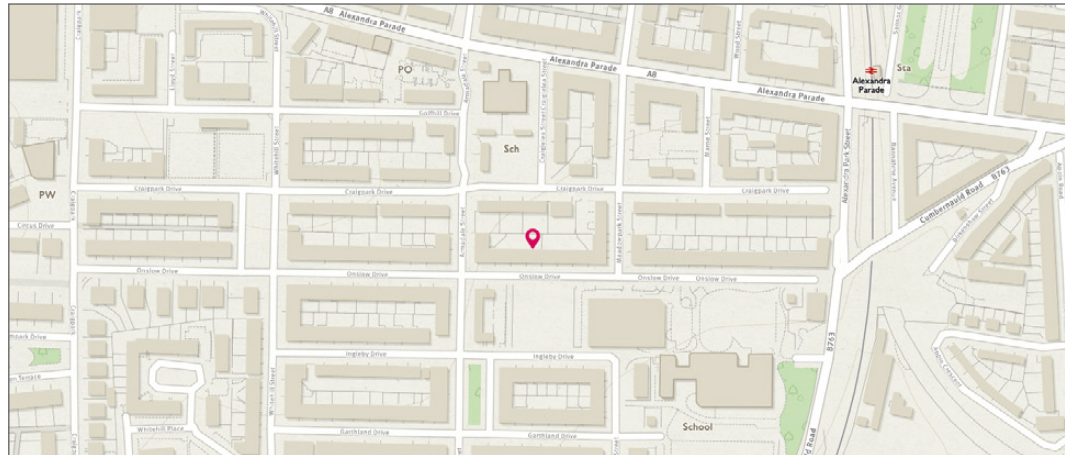
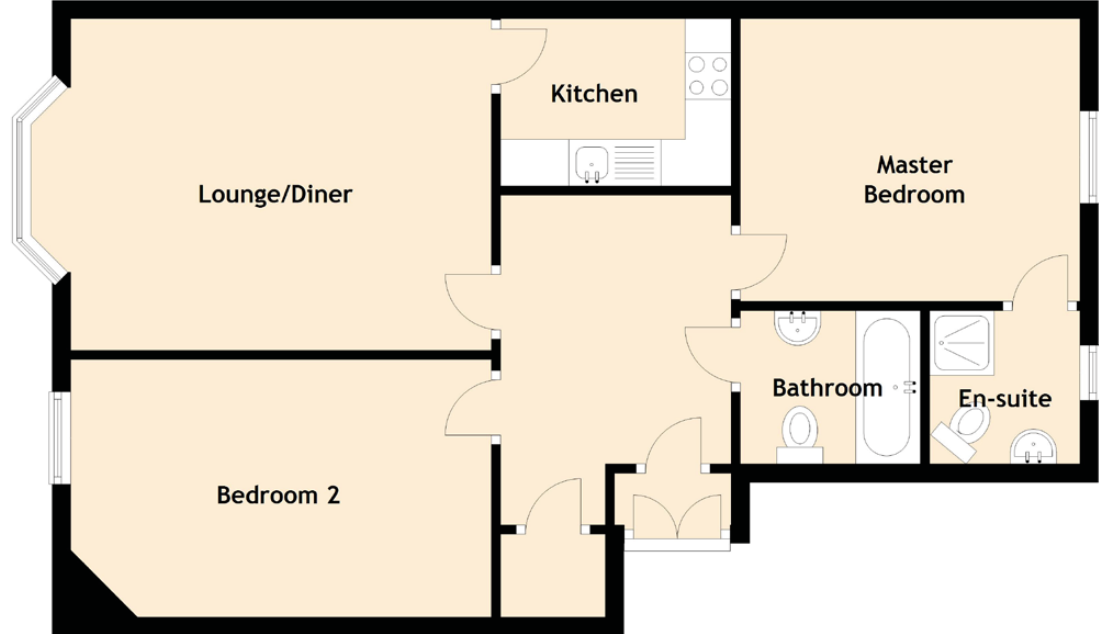


Image credit: <https://www.dailymail.co.uk/property/>

COMMUNAL GROUNDS AND LOUNGE VIEW




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