



# One of the finest examples of a refurbished period flat to grace the market in recent years

Occupying a sought after position within Battlefield and offering extensively refurbished accommodation throughout, this larger style two bedroom period flat enjoying close proximity to a host local amenities and excellent transport links into Glasgow City centre.

Located on the second floor of a traditional red sandstone tenement building, the apartment benefits from a secure door entry system, new gas fired central heating system with combination boiler and double glazed windows throughout. While externally, this stylish flat benefits from a particularly well maintained communal resident's garden to the rear of the building which provides both drying facilities and refuse stores.

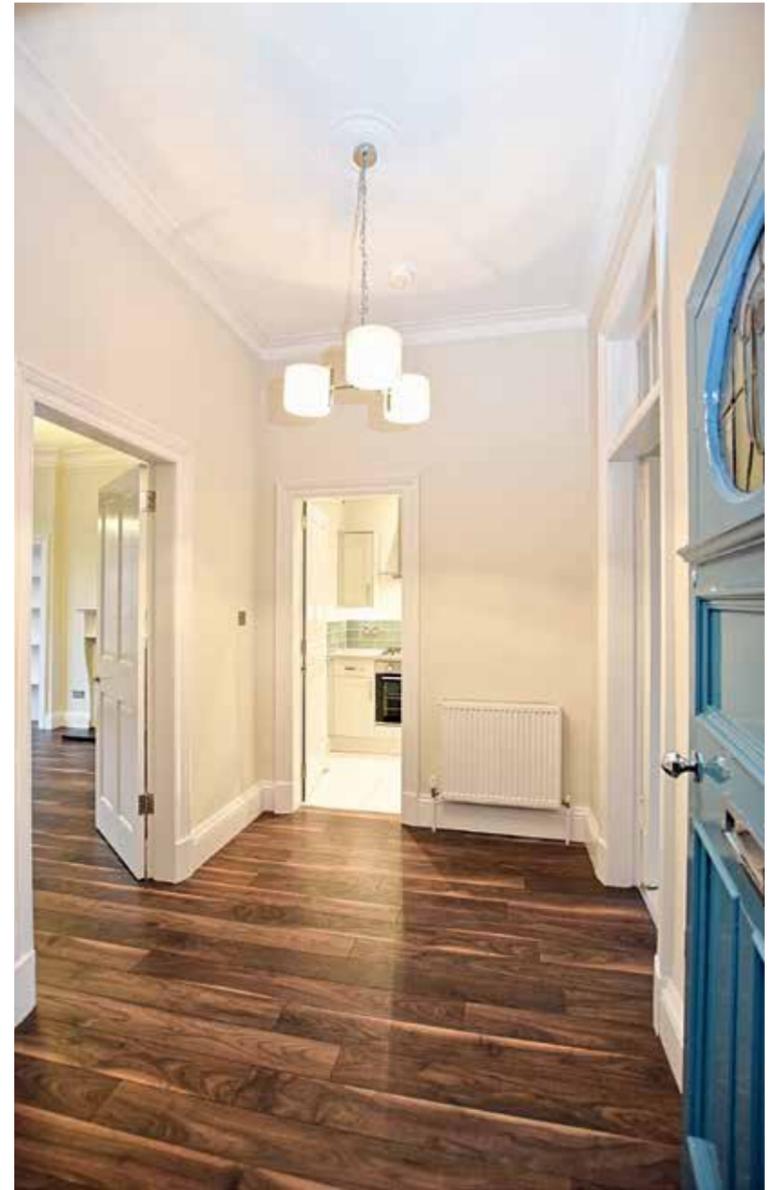
This spacious period apartment has been comprehensively refurbished from top to toe with a high level of care and attention to detail. The true success of said refurbishment lies within our clients determination to sympathetically restore and reinstate an array of period features and successfully blend them with a range of high specification fixtures and fittings.

The enclosed floor plan will give you a good indication

to the overall size and layout of the property, however in brief the accommodation extends to: inviting reception hallway with large walk-in storage cupboard; delightful front facing lounge with large bay window formation, alcove storage and original period fireplace detail; brand new thoughtfully designed kitchen fitted with a range of quality wall and base mounted units and complimented by an impressive range of integrated appliances; expansive double bedroom to the rear with bespoke alcove store cupboard and access to conveniently positioned utility room with built in washing machine and wall mounted wash hand basin; second generously proportioned double bedroom to the front permitting ample space for free standing wardrobes and to complete the overall accommodation there is a refitted luxury designer bathroom comprising three piece suite with mixer shower over bath.

In conclusion, this is one of the finest examples of a traditional Glasgow tenement which is presented to market in beautiful condition throughout and is pitched perfectly for the young professional buyer seeking refurbished period accommodation within a fantastic locale.









WALKER WYLIE ESTATE AGENTS

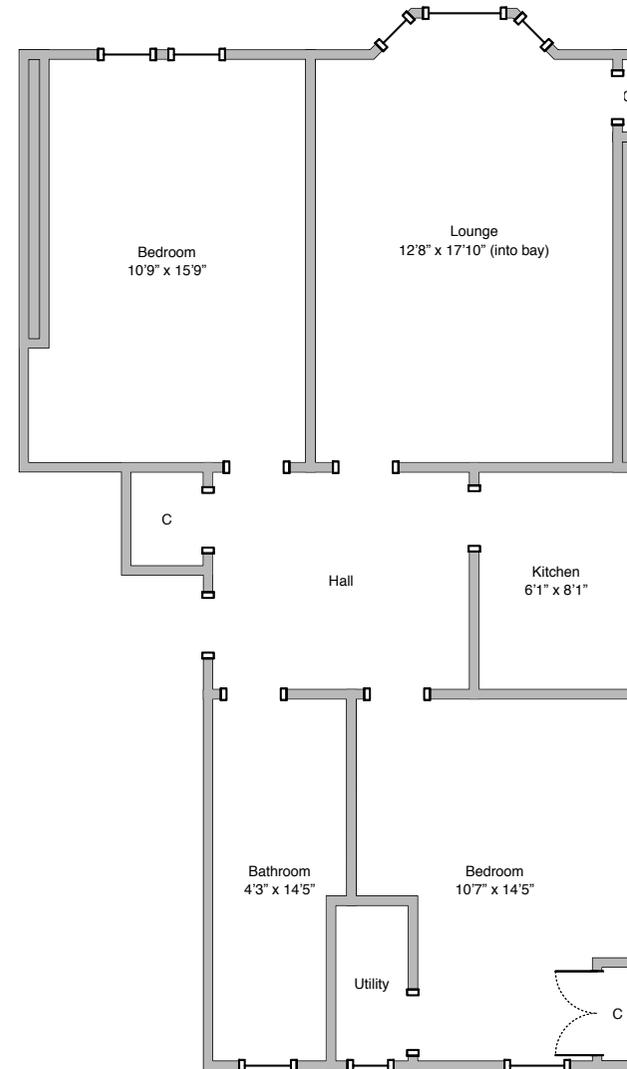
# Battlefield

2/2, 105 Dundrennan Road

EPC band C  
Property reference WW262

## Location

The property benefits from a popular positioning within the sought after district of Battlefield and enjoys close proximity to an excellent selection of local amenities on Battlefield Road and Cathcart Road. Furthermore, a more diverse range of shopping is available within the highly regarded Silverburn Shopping Centre which is located a short drive away. There are numerous recreational facilities in the area including the internationally renowned Queens Park and Pollok Park. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with Langside and Cathcart train stations close by.



Walker Wylie Estate Agents  
11 Ashley Street, Glasgow G3 6DR

TEL: 0141 404 1333 | FAX: 0141 404 7373  
EMAIL: [info@walkerwylie.co.uk](mailto:info@walkerwylie.co.uk)  
[www.walkerwylie.co.uk](http://www.walkerwylie.co.uk)



Whilst the property details have been prepared with due care and attention, it must not be regarded as a report on the condition of the property. The details are believed to be correct however their accuracy can not be guaranteed and they do not form part of a contract. Floorplans are for illustration purposes only and may not be to scale while all room measurements have been taken from the longest and widest points.