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Dennistoun | 1/2, 85 Armadale Street

A superb two bedroom period flat with fantastic kitchen and master en suite shower room.



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An extensively refurbished two bedroom period flat located within an ever popular residential pocket of Dennistoun.

Occupying a prime position within Dennistoun and offering extensively refurbished accommodation throughout, this superb two bedroom period flat with a fantastic kitchen and master en suite shower room.

Located on the first floor of a commanding red sandstone tenement building, the apartment benefits from a secure door entry system, 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.

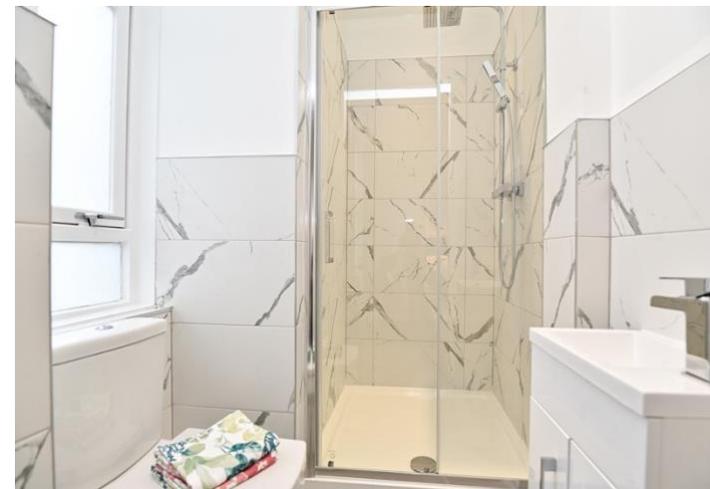
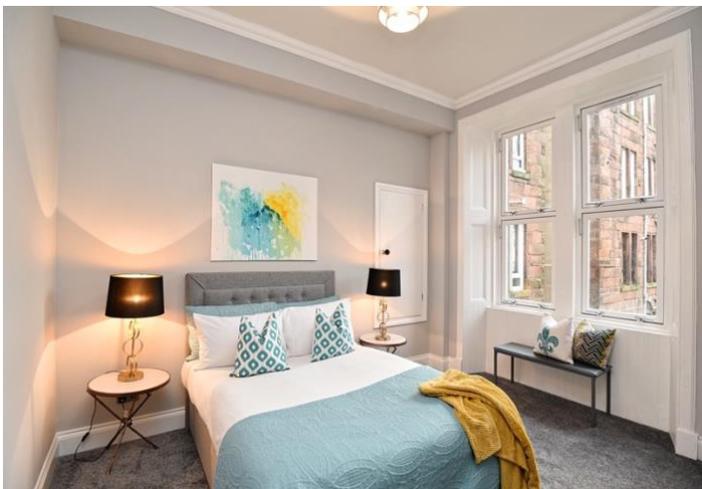
This spacious period apartment has been comprehensively remodelled and refurbished from top to toe with a high level of care and attention to detail. This includes a new kitchen and bathrooms, extensive reinstatement of period woodwork and re-plastered throughout.

Such has been the level of refurbishment the privileged new owner will be securing a 'new build' home within the fabric of traditional sandstone building. With the true success lying within our

client's determination to restore and reinstate an array of period style features and successfully blending them with a range of high quality fixtures and fittings.

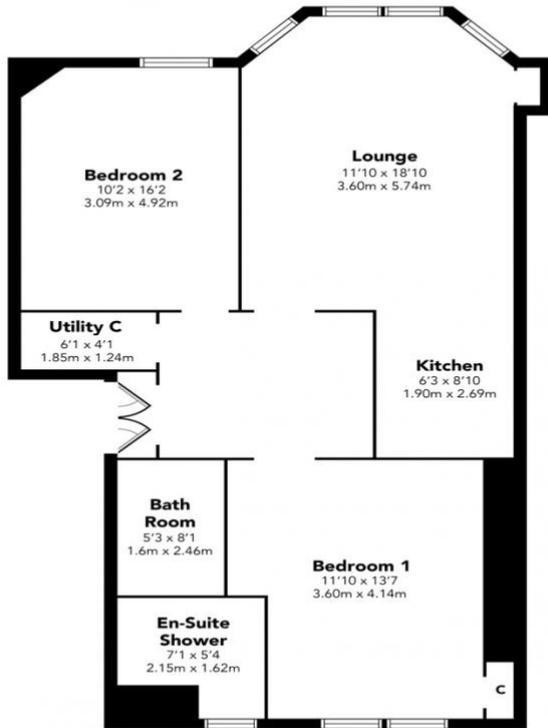
The enclosed floor plan will give you a good indication to the overall size and layout of the property, however in brief the accommodation extends to: inviting reception hallway with utility storage cupboard; immediately impressive front facing lounge with large bay window formation, feature alcove storage and beautiful period style fireplace detail with timber surround, cast iron insert and slate hearth; brand new thoughtfully designed high specification kitchen fitted with a range of quality wall and base mounted units and complimented by a range of integrated appliances; expansive double bedroom to the rear with store cupboard and access to conveniently positioned en suite shower room; second generously proportioned double bedroom to the front permitting ample space for free standing wardrobes and to complete the overall accommodation there is a designer bathroom comprising three piece suite with mixer shower over bath and splashback tiling.







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Floorplans are indicative only - not to scale
Produced by Plushplans



Location

The property benefits from a sought after positioning within an exclusive pocket of Dennistoun and enjoys close proximity to an excellent selection of local amenities on Alexander Parade and Duke Street. Furthermore, a more diverse range of shopping is available within both the merchant city and city centre which can be reached within a ten-minute walk. Frequent bus and train services provide rapid commuter access to Glasgow city centre and beyond with Bellgrove train station reachable within a short walk. This in turn provides direct rail access to Glasgow Queen Street and Edinburgh Waverley.



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.

EER – Band C



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