



FLAT 0/2,
39 DUNDRENNAN ROAD
BATTLEFIELD G41 3UL

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A quite superb example of a two bedroom period apartment that occupies a favoured position within the vibrant area of Battlefield. The current homeowner has embarked on a programme of meticulous refurbishment throughout to include a stunning modern kitchen and shower room. Situated on the ground floor of a traditional red sandstone Victorian tenement building, the apartment benefits from a secure door entry system, gas fired central heating with combination boiler and double glazed windows throughout. There are communal resident's gardens positioned to the rear and a small private garden area to the front of the building. Accommodation in full comprises; welcoming reception hallway, impressive bay windowed lounge finished in hardwood flooring, thoughtfully designed and beautifully presented modern kitchen fitted with a range of wall and base mounted units, rear facing master bedroom, generous second double bedroom to the front and a stunning main shower room with over bath shower. This exceptional property is tastefully decorated throughout in neutral shades and offers a successful blend of period features and modern fixtures and fittings. Particular attention must be drawn to the standard of finish throughout.

Although the property sits within a quiet location it is close to a host of amenities within walking distance to include shops, restaurants and excellent transport services including Mount Florida train station which is easily accessible on foot. Queens Park is also close by. Further amenities are only a short distance away in nearby Shawlands. In addition to this, there are excellent road and rail links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

AT A GLANCE

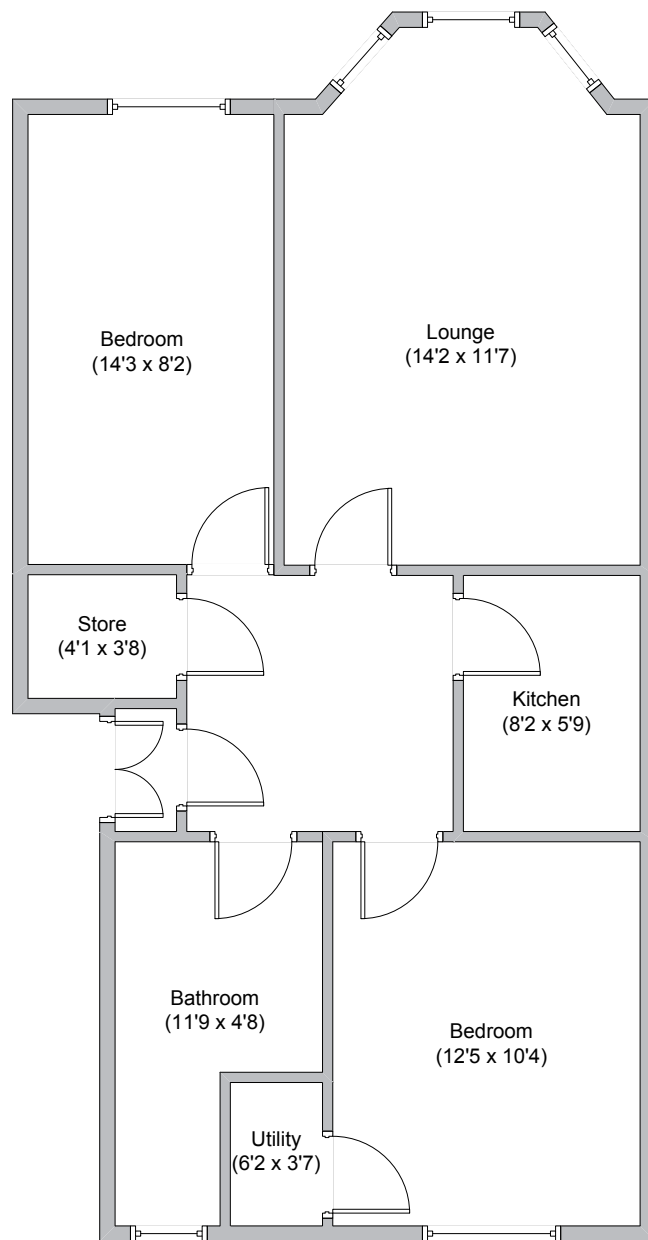
Two Bedrooms
Recently Refurbished
Ground Floor

THE FINER DETAIL

Gas Central Heating
Double Glazing
Turn Key Condition
EPC Band D







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Approx gross internal area 721 sqft | 67 sqm

Property reference JR8435

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

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