



Flat 1/1, 35 Finlay Drive
Glasgow | G31 2QY

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Offers Over £235,000



Flat 1/1, 35 Finlay Drive, Glasgow, G31 2QY

This is an exceptional 3 bed flat situated on the preferred first floor within ever popular Dennistoun area of Glasgow. The property enters by a bright and welcoming hallway giving access to all apartments. The spacious living room boasts a sectional bay window allowing for maximum light exposure and benefits from wooden flooring and a coal effect gas fireplace. The kitchen is completed by wall and floor mounted cabinetry in neutral tones with space for white goods, and leads to the utility area where there is space for a washing machine and tumble dryer. The master bedroom and bedroom 2 are both front facing, and each include ample space for a double bed and storage. The master bedroom benefits from an en suite shower room to feature half height neutral tiling and shower cubicle. Bedroom 3 is rear facing also to include ample space for a double bed and storage. The main shower room is located just off of the hallway and includes WC, basin and shower cubicle. The communal rear garden grounds are enclosed by mature trees providing a private space to relax and enjoy. The property specification includes secure communal entry, gas fired Vokera boiler and PVC framed double glazed windows. The storm door and inner security door are both of timber. The property is ideally located being in close proximity to both bustling Duke Street and the Forge Shopping Centre. The surrounding areas host various bars, restaurants with Strathclyde University and Glasgow's Merchant City being only a 10 minute drive away. Further, the nearby M8 motorway network connects the property to the remaining central belt with ease.



All room measurements are taken at the longest and widest points:-

Hallway: 4.40m x 2.90m

Living room: 3.70m x 6.30m

Kitchen: 3.01m x 3.81m

Master Bedroom: 3.90m x 6.39m

En - Suite: 2.80m x 1.70,

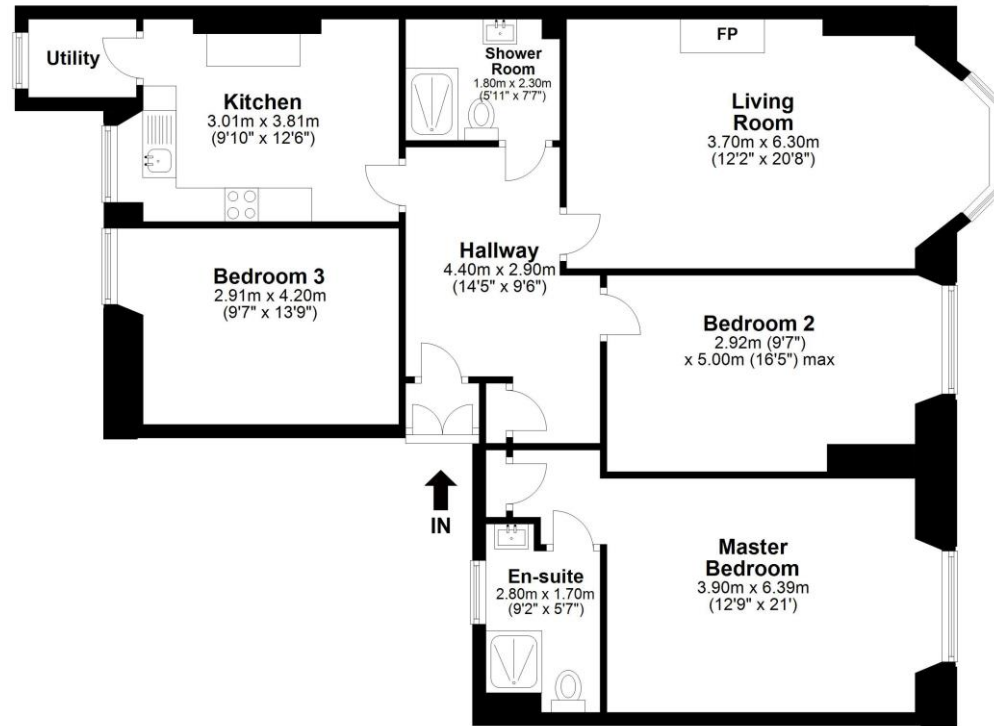
Bedroom 2: 2.92m x 5.00m

Bedroom 3: 2.91m x 4.20m

Shower Room: 1.80m x 2.30m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 102.9 sq. metres (1107.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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