



Flat 2/2, 23 Dundrennan Road
Battlefield, Glasgow | G42 9SB

pattison&co

Offers Over £175,000



Virtually staged



Flat 2/2, 23 Dundrennan Road, Battlefield, Glasgow, G42 9SB

Situated in a highly sought after area in Glasgow's South Side, this spacious two bedroom second floor apartment is presented to market. Within a traditional sandstone Tenement building, the property enters by communal front entrance on the ground floor with secure entry, and a well decorated communal stairway leads to the traditional wooden storm door with private vestibule therein. The flat opens in to a bright and welcoming hallway giving access to all rooms. The expansive living area features highly coveted front facing traditional bay window: a quintessential feature of South Side living, and would comfortably fit a sizeable sofa with associated furniture. The two bedrooms are both generously proportioned, each providing space aplenty for a double bed with storage. The modern internal kitchen benefits from wall and floor mounted cabinetry, tiled backsplash and integrated cooker, oven and cooker hood. The family bathroom features terracotta coloured floor tiling, and contemporary grey full height tiling around the shower enclosure, and feature sandstone coloured tiles to the remaining walls. The bathroom is completed with traditional style WC and basin, and shower over bath. Externally, there are well maintained communal gardens to the rear. Parking is on street, and the Tenement is Factored by Speirs Gumley Property Management. The property specification includes Worcester gas fired boiler, and partially double glazed window units. Frequent and reliable bus services are accessible from nearby Kilmarnock Road, and historic Battlefield is well placed for a variety of shops, bakeries, bars and restaurants. Further, the nearby Mount Florida and Pollokshaws East Train Stations, and the nearby M74 and M8 motorway networks provide convenient access to Glasgow City Centre and beyond. This exquisite property is decorated with neutral moody tones and wood effect flooring throughout, and is sure to appeal to a wide range of buyers.

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All room measurements are taken from their longest and widest points and are approximate:-

Hallway: 2.50m x 2.94m

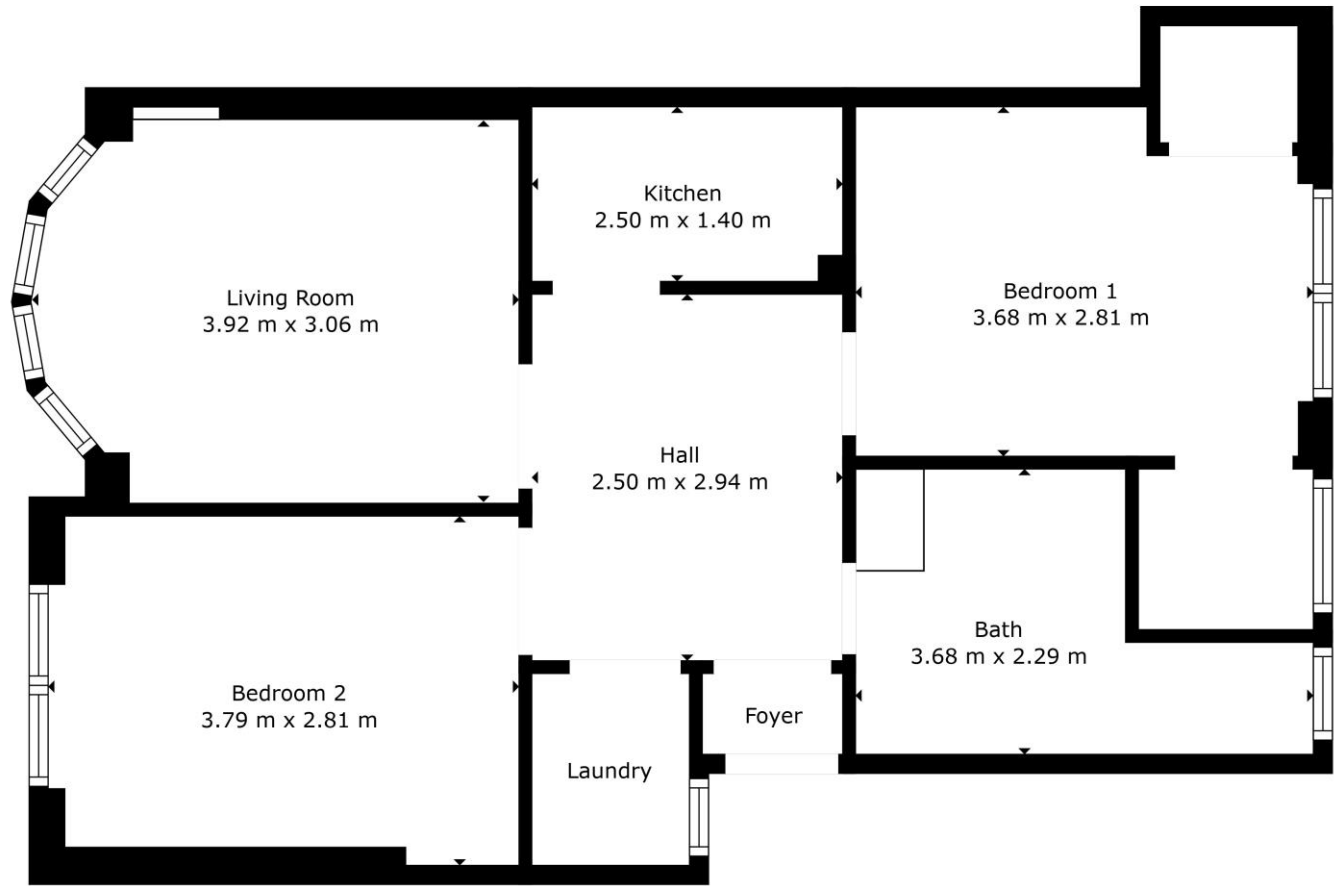
Living Room: 3.92m x 3.06m

Bedroom 1: 3.79m x 2.81m

Bedroom 2: 3.68m x 2.81m

Kitchen: 2.50m x 1.40m

Bathroom: 3.68m x 2.29m



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



TOTAL: 58 m2
FLOOR 1: 58 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



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.



103 Byres Road, GLASGOW, G11 5HW
www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706