



Flat 1/2, 25 Aberfoyle Street, Dennistoun

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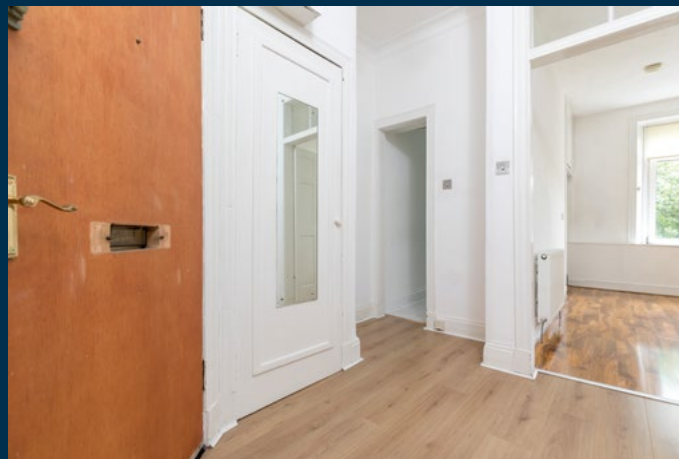
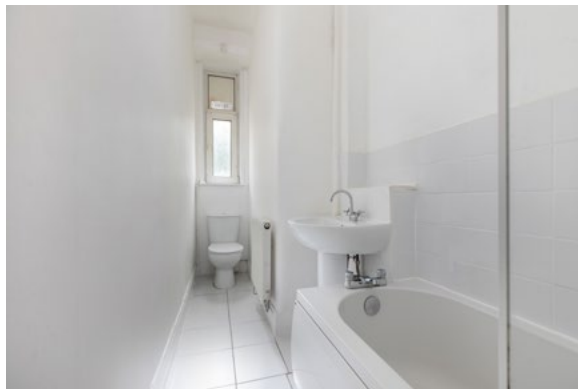


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### Situation

Dennistoun is conveniently located for access to the City Centre, the Merchant City, Financial District and West End amenities including Glasgow University, Botanic Gardens and Kelvingrove Park & Art Galleries. The City Centre and the Merchant City offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. The property is in close proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, The Royal Conservatoire of Scotland SECC, Clyde Auditorium and various health and fitness clubs.

The area benefits from frequent public transport with easy access to Central and Queens Street Train Stations, Cowcaddens and Buchanan Street subway stations. The nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure good commuter access throughout the Central Belt and is within easy reach of some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.





## Description

Traditional one bedroom first floor flat, close to local amenities and services.

The accommodation comprises:

Secure controlled entry leads to a well-kept and illuminated communal entrance. Stairwell access to all levels.

Entrance hall. Sitting room/ open plan kitchen. Kitchen has a range of wall mounted and floor standing units. Double bedroom. The bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. Communal areas to the rear.



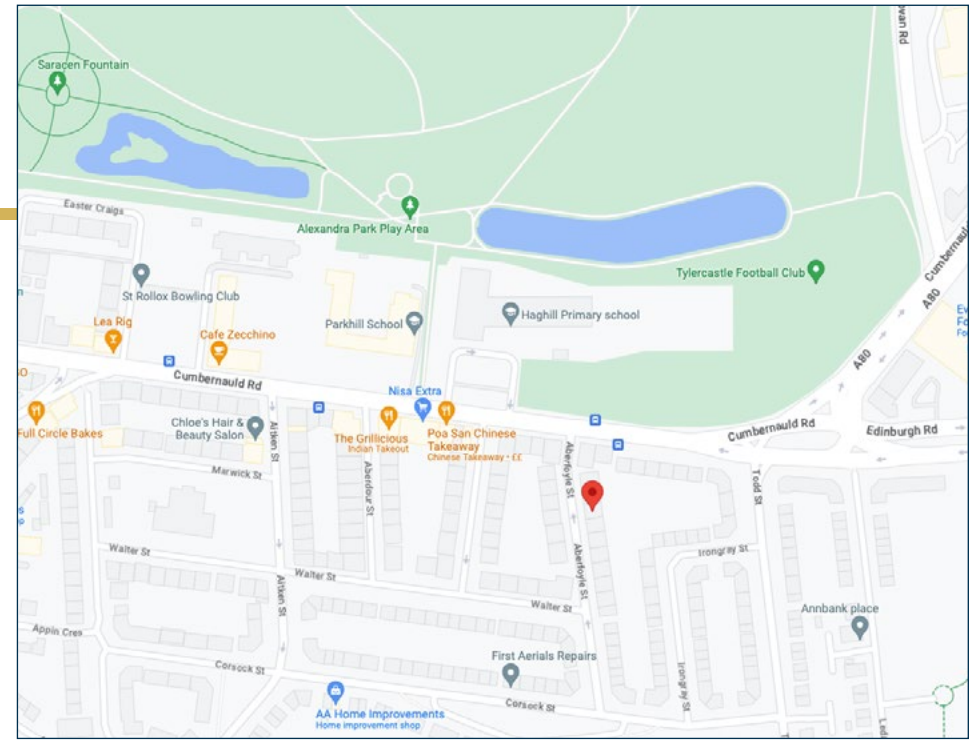
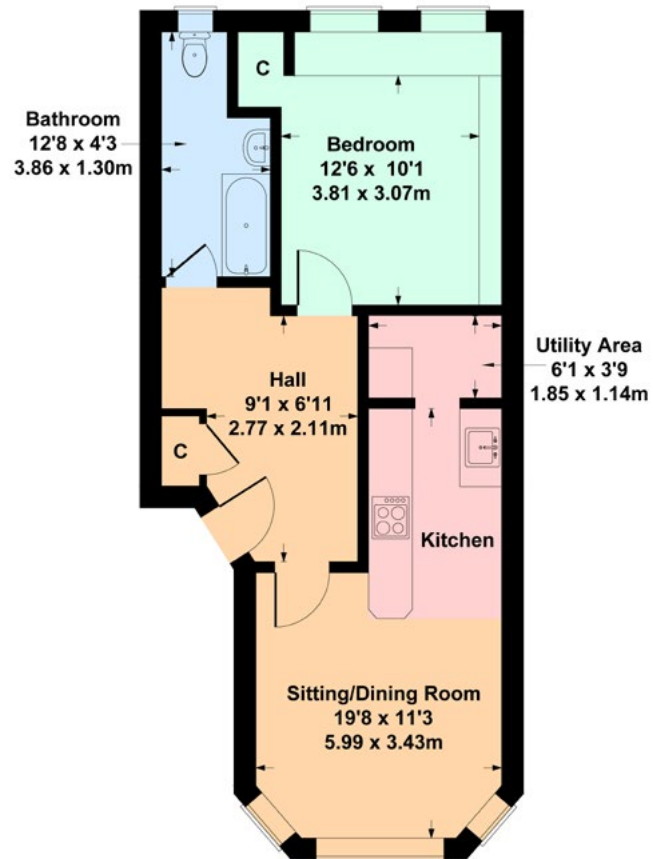


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## Flat 1/2, 25 Aberfoyle Street, Dennistoun G31 3RW

Approximate gross internal area 504 sq ft - 47 sq m



### Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

### Outgoings

Glasgow City Council  
Council Tax Band: Band A

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band

### Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

Property Reference 2955

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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