



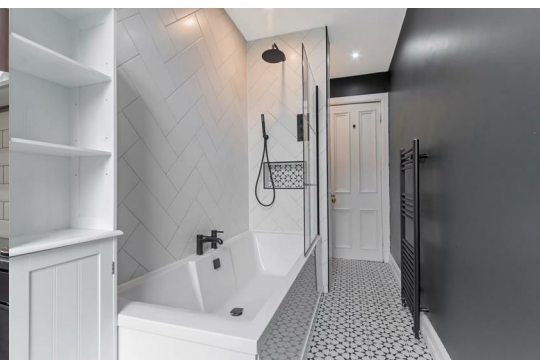
1/2, 678 Alexandra Parade

Glasgow, G31 3LH

Offers over £175,000



Located in the vibrant and sought-after area of Dennistoun in the east end of Glasgow, this charming 2-bedroom first-floor flat is the perfect blend of traditional features and modern living. Positioned on Alexandra Parade with excellent outlook across Alexandra Park opposite, the property is just a short walk from a range of local amenities including shops, cafes and restaurants. Excellent transport links nearby include a train station in short walk to provide direct access to Glasgow city centre within minutes. With its generous living spaces, stylish interiors, and fantastic location, this property offers the ideal home for first-time buyers, professionals, or small families. This flat is ready to move into with no onward chain and would make a wonderful home for anyone looking to enjoy the best of city living while being part of the friendly and thriving Dennistoun community. Whether you're a first-time buyer or an investor, this property offers fantastic potential with strong rental demand in the area.



Description

The large, light-filled living room with feature bay window offers ample space for relaxing or entertaining. Its neutral décor and high ceilings create a welcoming atmosphere throughout. Fully fitted with a range of storage units, the kitchen is sold with a handy selection of appliances, providing the perfect space for prepping home meals. Both bedrooms are generously sized, with plenty of room for furniture and storage. The rear bedroom will feature wardrobes within the sale for added convenience. The stunning bathroom is complete with a 3-piece suite, including a mixer shower over the bath, finished to a high standard. Ensuring comfort all year round, the property benefits from double-glazed windows and a gas central heating system with a new combi boiler fitted in March 2025. A shared bin store can be found to the rear of the stairwell, with the building maintained by factor.

Location

The increasingly sought after Dennistoun district lies around 1 mile to the east of Glasgow city centre and is a vibrant community offering a range of amenities and transport links to appeal to the discerning buyer. A range of bars, restaurants and cafes feature amongst some of the excellent local services, whilst shopping options include the Forge Retail Park and Forge Shopping Centre. Alexandra Park is a 100 acre public park for all to enjoy, with a range of schooling for children of all ages found within easy reach. Commuters are well catered for via excellent rail and bus links, with the M8 motorway easily accessible nearby.

Extras

All blinds, light fittings, floor coverings, kitchen appliances and bedroom wardrobes included in the sale.

Living Room 18'4" x 12'9" (5.60m x 3.90m)

Kitchen 7'6" x 5'10" (2.30m x 1.80m)

Bedroom 1 16'0" x 9'10" (4.90m x 3.00m)

Bedroom 2 13'9" x 11'9" (4.20m x 3.60m)

Bathroom 13'9" x 4'11" (4.20m x 1.50m)

Key Info

Home Report Valuation: £180,000

Total Floor Area: 63m² (680 ft²)

Parking: On-Street

Heating System: Gas

Factor: £25 per month (approx) Client pays double voluntarily, buildings ins not included

Council Tax: B - £1719.97 per year

EPC: C

Agents Note

Please note the vendor is a relative of an employee of Brown & Co Properties and is therefore deemed a "Connected Person" by the terms of the Estate Agents Act 1979.

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

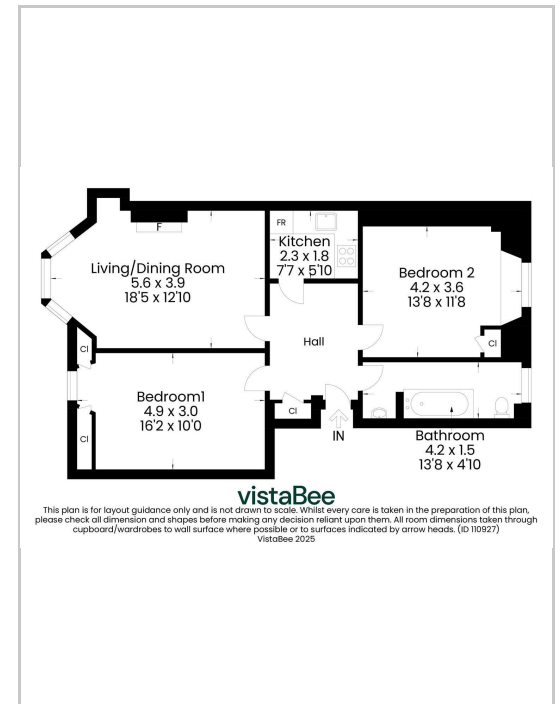
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Area Map



Floor Plans



Energy Efficiency Graph

