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ESTATE AGENTS

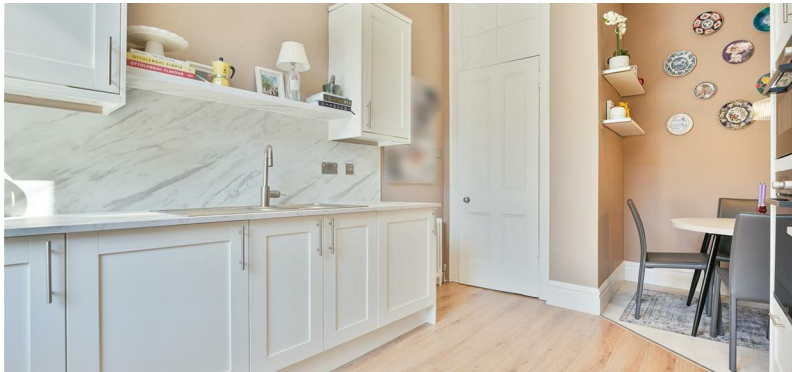


108 Roslea Drive

Glasgow

Offers over £170,000







Set within the popular and much sought after address of Roslea Drive, nestled in the heart of Dennistoun, lies this beautiful first floor one bedroom traditional sandstone apartment, offering a blend of period character and modern living.

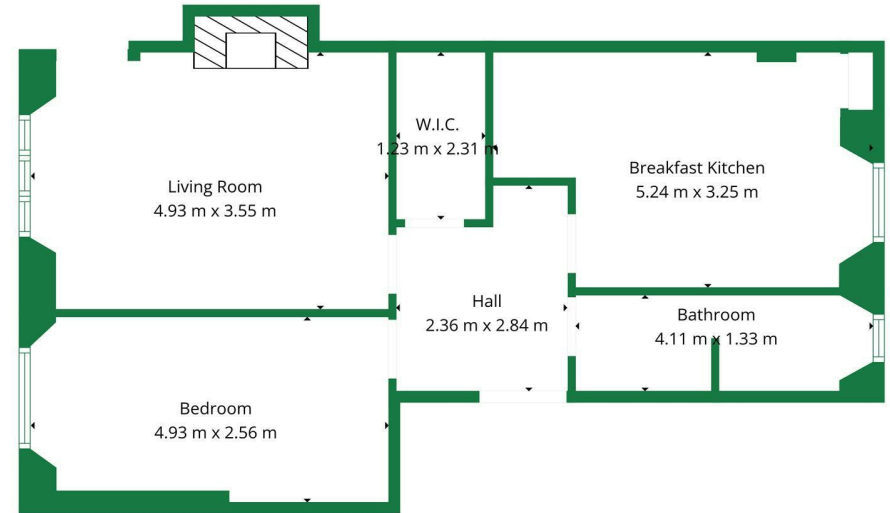
The accommodation comprises a welcoming entrance hallway with attractive wood-effect flooring, which flows seamlessly into a bright and spacious lounge. This standout living area is flooded with natural light from a large front-facing window and enhanced by beautiful period features, including decorative cornicing and a charming fireplace, creating a warm and inviting atmosphere. The stylish modern kitchen is fitted with a range of wall and base units, integrated appliances, and offers space for dining. The property further benefits from a well-proportioned double bedroom, complete with soft carpeting and neutral décor.

Completing the accommodation is a contemporary, part-tiled bathroom featuring a sleek back-to-wall WC and wash hand basin combination, along with a bath and overhead shower.

Additional features include gas central heating, double glazing, secure door entry, and access to a communal rear gardens.

Ideally located within a highly sought-after area, the property is just a short distance from the vibrant amenities of Duke Street and Alexandra Parade, where a wide selection of popular shops, cafés, and bars can be found. Excellent transport links provide swift access to Glasgow City Centre, making this an ideal purchase for a variety of buyers.

Early viewing is strongly advised to appreciate this beautifully presented traditional flat in one of Glasgow's most desirable locations.



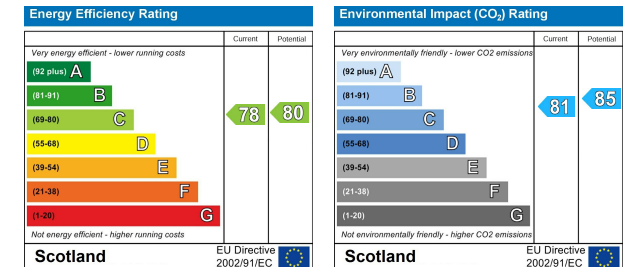
TOTAL: 62 m²
Ground floor: 62 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 5 m²

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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