



LARGER STYLE ONE
BEDROOM TOP FLOOR FLAT

SPACIOUS BEDROOM WITH
SEPARATE DRESSING ROOM

FULLY RENOVATED WITH
MODERN DINING KITCHEN
AND STYLISH BATHROOM

Duke Street, Glasgow, G31 1QF

Offers Over £120,000

EVE Property are pleased to bring to the open sales market a fabulous one-bedroom top floor apartment positioned in a traditional blonde tenement in Duke Street Glasgow. Set in a highly desirable location with multiple transport links amidst a bustling shopping parade, this larger style flat will be of interest to many looking to settle in the area - early viewing is strongly encouraged!

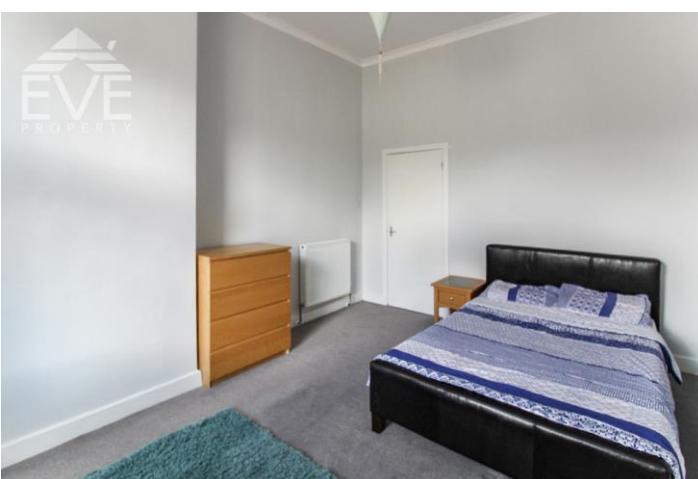


Property Description

The factored close sets the tone with exceptionally well maintained access via secure door entry leading through the pristine communal spaces, decorated in white paint with tiled walls in sage and a lovely swirl flooring cement effect in light green. Number 474 is the last door on the top floor landing with no passing footfall and awash with natural light due to recently installed double dormers in the roof-line above.

Upon entry to the flat you are struck with the care and attention the current owner has taken when designing and decorating, with the entire property recently upgraded and refurbished throughout. Light en trend colours and hues in matte grey and crisp white adorn the walls and ceilings and are accompanied with matching light grey flooring, with the hallway fitted in laminate. This space has had additional lighting fitted further creating a sense of light and space, and has the added benefit of two walk-in storage cupboards - a much needed necessity for modern life.

To the front is the large double bedroom, carpeted in deep pile light grey carpet and finished in matching paint - the large picture window bathes the space in sunlight, further enhancing the space on offer. A fantastic addition to the bedroom is a versatile separate space just off, entered through a separate doorway and currently utilised as a dressing room by the incumbent owner. There is a large picture window with space for a dressing table/ desk along with space currently used to hang clothes which could easily adapt to various alternative uses - perhaps a much of it's time home study?



The living room is spacious and features double picture windows, walk-in storage and has a beautiful traditional fire surround. Freshly painted along with matching laminate flooring gives the new owner a low maintenance space to relax after a busy day.

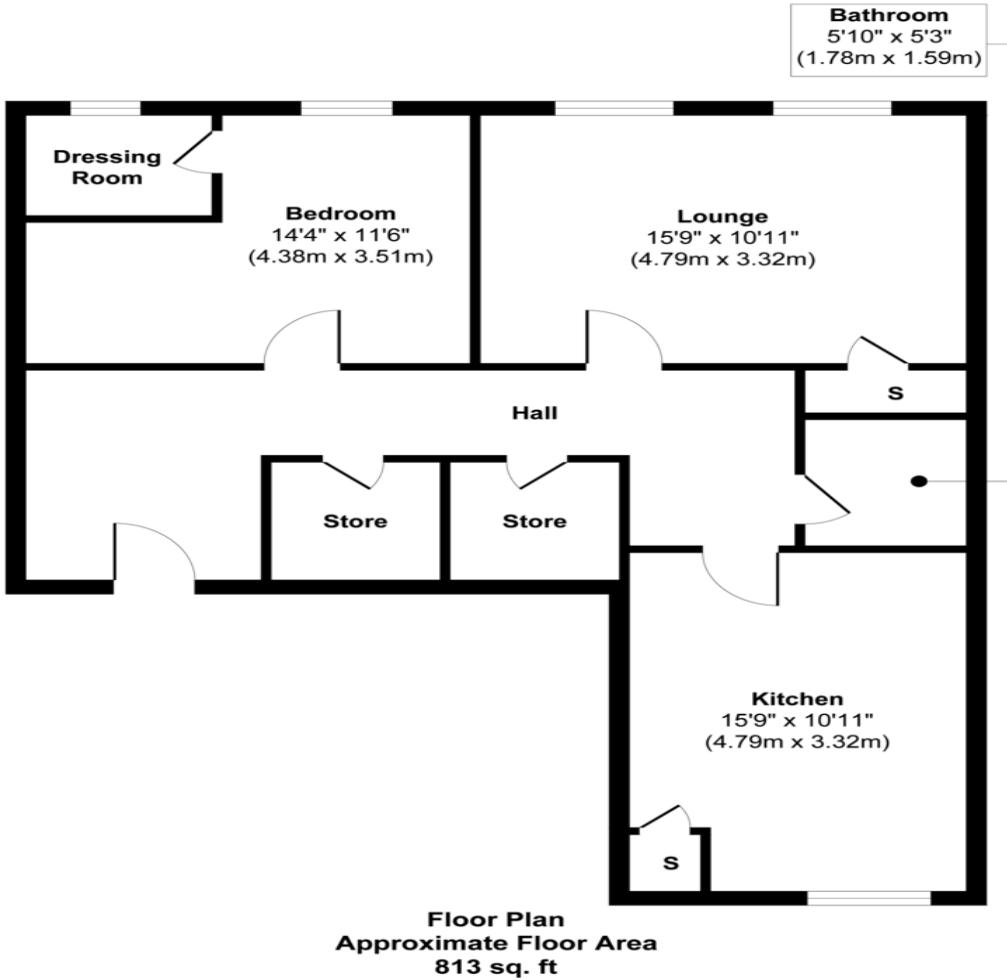
Across the hallway is the focal point of the apartment - the cleverly designed fully fitted dining kitchen which has been completely overhauled to create a fantastic space to dine and entertain in equal measure. Fitted with an array of wall and floor cabinetry in gloss grey and topped with contrasting white marbled laminate gloss worktops, there is also a full length splashback in en vogue white metro tile. There is also a four burner gas hob with integrated oven and separate feature extract canopy all finished in stainless steel effect along with a composite sink and drainer in anthracite, complemented with stainless steel pull down spray tap - a must for the modern cook! The kitchen has space for a washer/ dryer, dining table and chairs and there is a separate walk-in scullery which houses a larder fridge freezer and additional storage options.

The bathroom completes the accommodation and comes fitted with a contemporary combined vanity unity with storage in gloss white along with bath with electric power shower over, glass shower screen and decorated floor to ceiling with of the moment wet wall in light grey.

The property is further enhanced with full thermostatically controlled gas central heating (Worcester Boiler) with individual radiator thermostats and secure door entry system. There is free street parking to the side of the building, a short walk from the property!

Duke Street is situated close to a range of local shops

Flat 3/3, 474 Duke Street, Glasgow, G31 1QF



Approx. Gross Internal Floor Area 813 sq. ft / 75.58 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

and supermarkets within Dennistoun. Glasgow City Centre, Strathclyde University & Glasgow Royal Infirmary are all within a short distance. Duke Street is central with train stations within walking distance and offers excellent access to the M8 motorway.

A brilliant flat for modern life, centrally located to all local amenities and transport links - book your viewing with our helpful sales team at EVE Property now to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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