



ONE BEDROOM FIRST FLOOR
FLAT

FULLY REFURBISHED

GAS CENTRAL HEATING

NEW MODERN FITTED
KITCHEN

Battlefield Avenue, Glasgow, G42 9HR

EVE Property are pleased to present to the open sales market a delightful fully refurbished one bedroom flat in the much sought after Battlefield locale of Glasgow's Southside. Set in a traditional sandstone tenement on the preferred first floor and nestled amongst similar style properties, this particular apartment will be of appeal to those looking to settle in the area and, as such, early viewing is encouraged!

Offers Over £89,995



Property Description

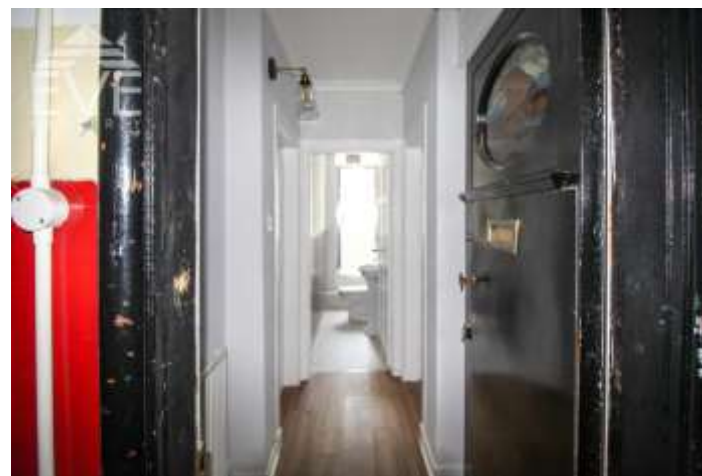
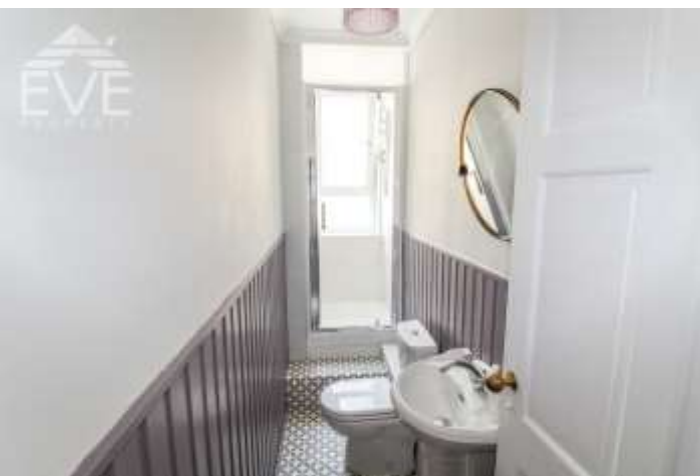
Located in a neighbourhood renowned for its vibrant bars, restaurants and related amenities, this property enjoys the best of both worlds positioned back from the main thoroughfare and in a peaceful street off, whilst local transport links are plentiful allowing for quick and easy access to commuter routes aplenty.

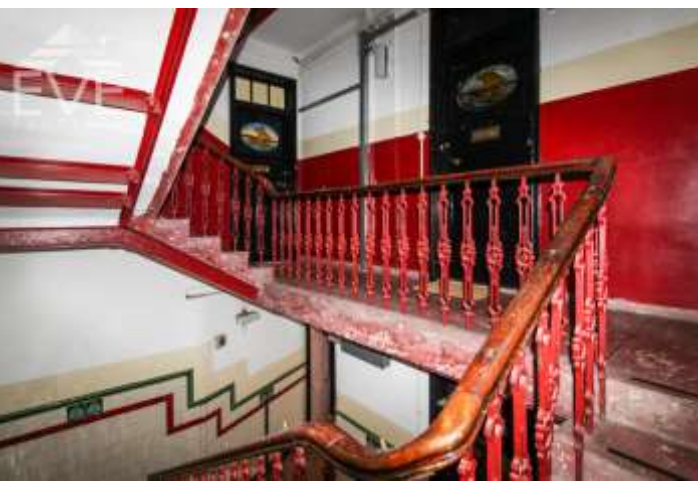
Generously dimensioned with traditional features and high ceilings, the current owners have thoughtfully upgraded the flat throughout, creating a tranquil and sympathetically restored abode combined with contemporary fixtures for ease of modern living.

A secure door entry provides ingress to the factored communal close which itself retains original decorative porcelain tiling on the ground floor walls which synchronise beautifully with wrought iron scroll banisters throughout. A solid wood front door with leaded top panelling charmingly coalesces to give a further nod to period authenticity.

Upon entry to the reception hallway, the munificent proportions are immediately evident, with high ceilings and matching cornicing painted in crisp white with chalk-grey walls, combined with dark oak laminate flooring - a theme running seamlessly throughout the footprint of the flat. To the right is a large walk-in storage cupboard - a rarity in modern equivalents!

Adjacent, is the stunning living area which incorporates the gorgeous kitchen which has been professionally designed and fitted with a bijou selection of wall and floor cabinetry finished in matte dove grey topped with crystal white work surfaces. Reproduction brass cup handles and ironmongery along with a white sink with silver mixer mono tap with porcelain levers in white, are

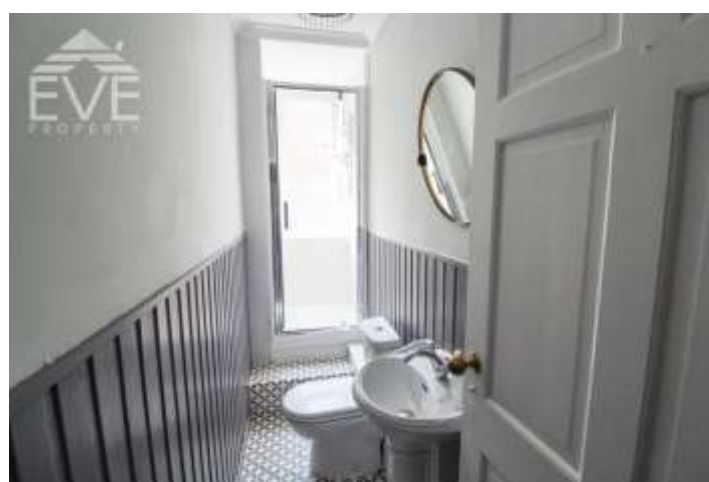




additional fittings the vendors have taken the care and attention to sympathetically recreate. A white and grey decor board splashback with geometric design, black glass induction hob, stainless steel oven with matching extract canopy, under-counter washing machine and larder fridge freezer (both included in sale) completes the specification.



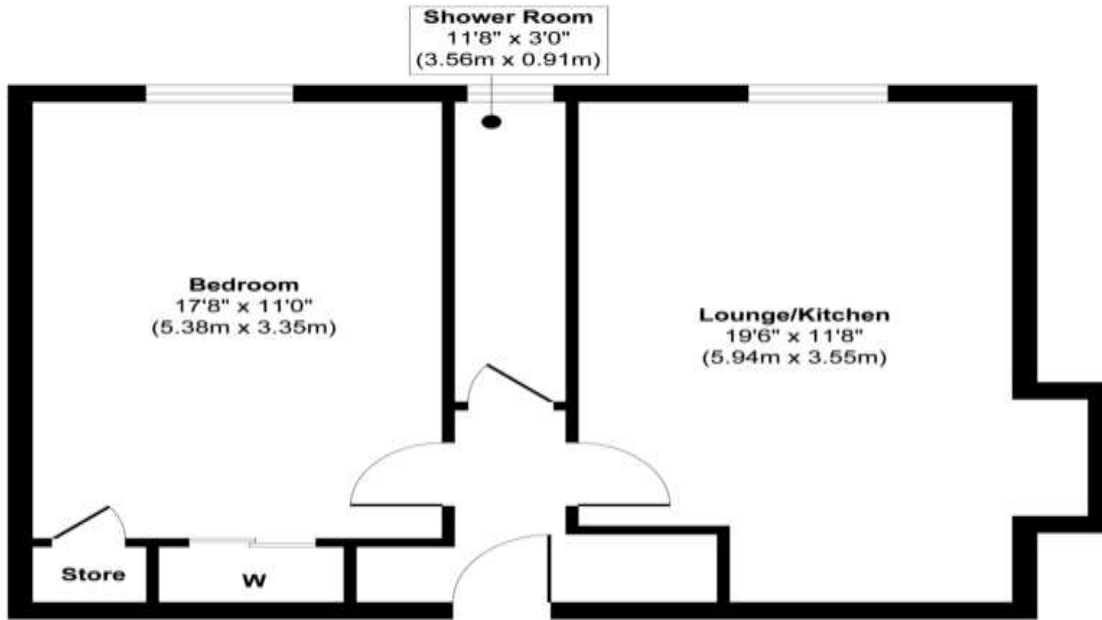
A large picture window bathes the entire space with natural light making the kitchen and living room combination a lovely space to relax and entertain in equal measure. The scale of the room provides clear delineation to create two distinct areas, with clever use of modern furnishings easily achieving such without compromising the layout. Striking features include a vertical column radiator and a five arm light pendant, reminiscent of a shaded chandelier. Chrome socket plates and light switches along with brass replica Victorian beehive door knobs fuse beautifully, merging old and new to create an elegant look and finish.



The large bedroom is replete with light and storage in commensurate measure, with a substantial picture window lavishing light throughout and two storage receptacles providing ample depository options. A pair of original walk-in spaces have been converted to a traditional cupboard with adjoining mirrored double robe doors concealing a veritable box room! Light decor hues and linear flooring ensures a perfect haven to rest after a long day.

Completing the accommodation, the fitted shower room is tastefully refined and equipped to bathe away the rigours of a busy day. A low flush w.c and pedestal sink in gloss white are complemented with a walk-in cubicle with electric power shower over. Tongue and groove panelling in dark grey replicates original fittings that

1/2, 75 Battlefield Avenue, Glasgow, G42 9HR



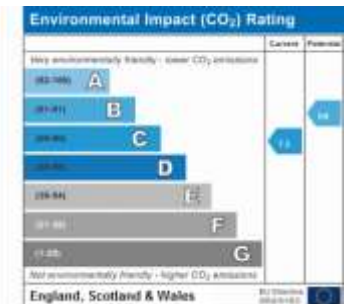
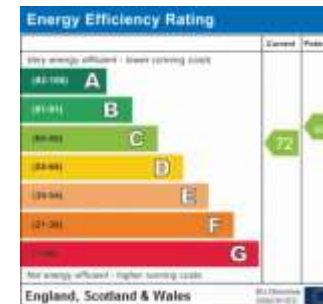
Floor Plan
Approximate Floor Area
521 sq. ft
(48.43 sq. m)

Approx. Gross Internal Floor Area 521 sq. ft / 48.43 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

would have adorned the walls when first constructed over 100 years ago - another sympathetic nod from the current custodians.

A large lawned drying green to the rear of the tenement bestows a lovely space to enjoy the warm weather, with safety and security provided by full height spar railings.

This type of traditional tenement flat upgraded to a discerning standard is a rare to market commodity and it will surely appeal to many types of buyer - call our friendly sale team today to schedule your viewing and avoid missing out!



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements