



RESIDENCE

Flat 0/2 Firpark Court, Dennistoun, G31 2GA

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton
T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



2 Bedrooms | 1 Public Room | 2 Bathroom

This beautifully presented ground floor apartment offers spacious and modern accommodation throughout, finished to a high standard with contemporary fixtures and fittings, including stylish bathroom suites and a bright open plan lounge and kitchen. The property further benefits from two generously proportioned double bedrooms, excellent storage and an allocated parking space.

The accommodation is accessed via a welcoming reception hallway, which provides access to all principal apartments. The impressive open plan lounge and kitchen creates an ideal space for both everyday living and entertaining, with Parisian-style windows allowing an abundance of natural light to fill the room. The contemporary kitchen is fitted with a range of wall and floor mounted units, complemented by integrated appliances including an oven, hob and extractor hood.

There are two well proportioned double bedrooms, both benefiting from built-in storage. The principal bedroom further enjoys the convenience of a stylish en-suite shower room, complete with a walk-in shower, WC and wash hand basin. A separate modern family bathroom, fitted with a contemporary three-piece suite, completes the accommodation.

Further benefits include gas central heating, double glazing and an allocated parking space.

The property enjoys a convenient location adjacent to the Royal Infirmary and within easy reach of the wide range of local amenities available along Alexandra Parade, while more extensive shopping facilities can be found at the Forge Retail Park and Asda superstore in Parkhead. Excellent public transport links, including regular bus and rail services, provide convenient access to Glasgow city centre and the vibrant Merchant City, situated less than a mile away. The nearby M8 motorway network also offers excellent connectivity throughout Glasgow and the surrounding areas.



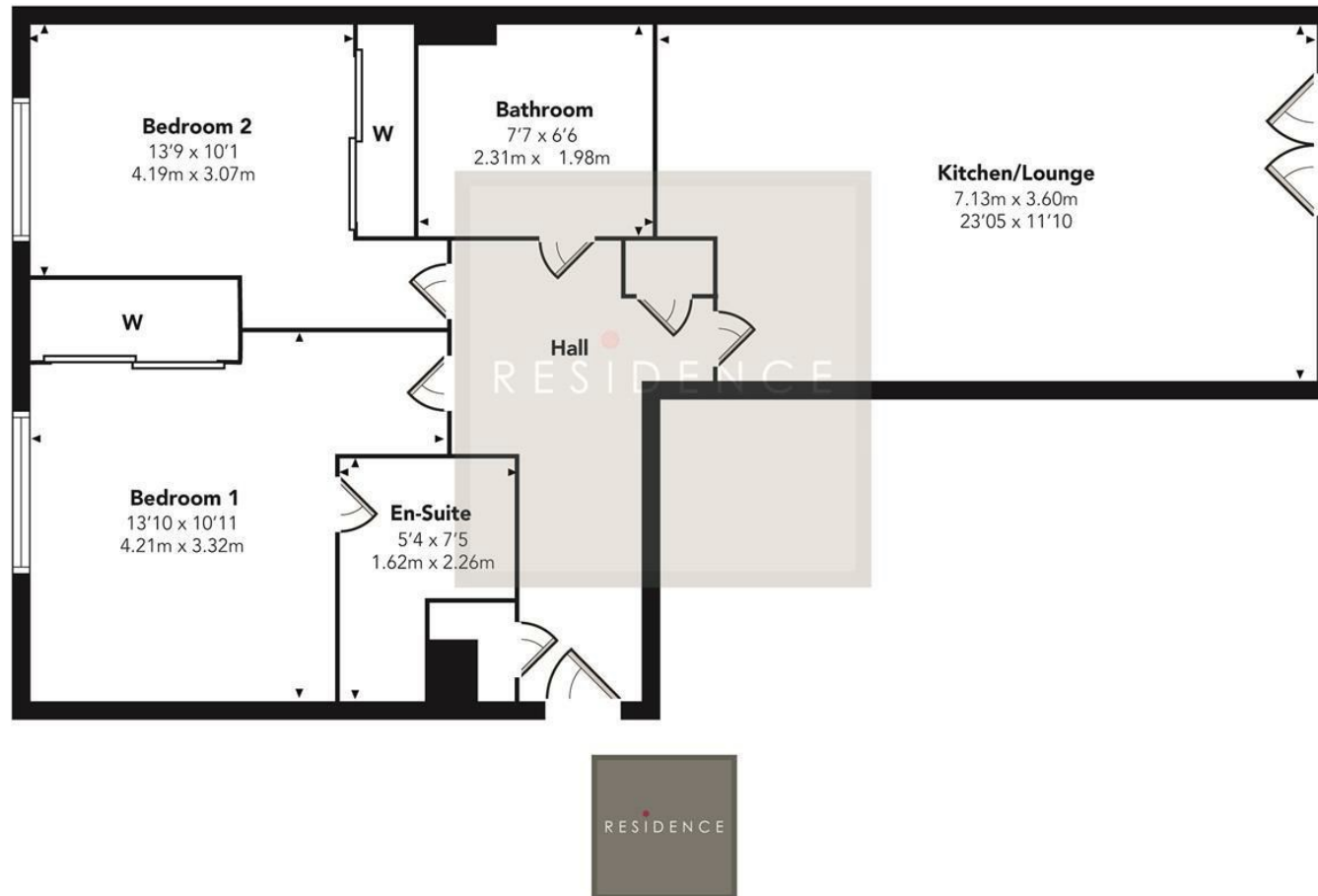
731.95 sq ft | EER = C



RESIDENCE



Firpark Court



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, 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.