



## ABERFOYLE STREET, GLASGOW OFFERS OVER £110,000

Kirkland Estate Agents are proud to present this first floor tenement flat which is in great internal condition and is situated within the highly desirable Dennistoun area.

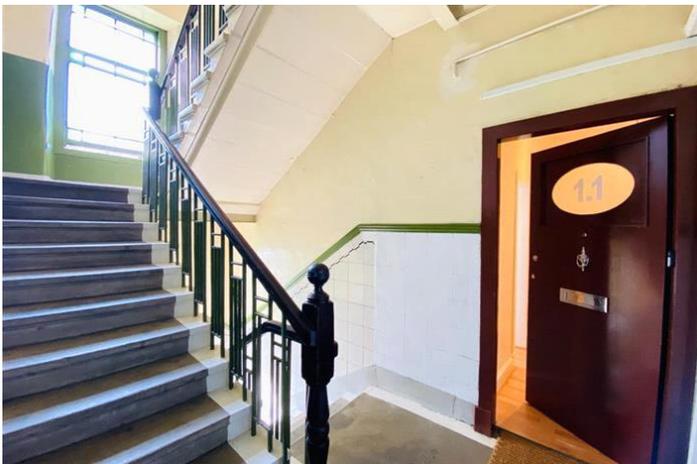
Kirkland Estate Agents are proud to present this first floor tenement flat which is in great internal condition and is situated within the highly desirable Dennistoun area.

The property comprises a well sized lounge, fitted kitchen, two wonderfully sized double bedrooms and with large and modern bathroom.

To the front of the property is on street parking with the rear having communal garden space.

A fantastic opportunity for young professionals, students and families wanting to experience life in the bustling Dennistoun area. Early viewing highly recommended to appreciate both the proportions and quality of this fine home on offer.

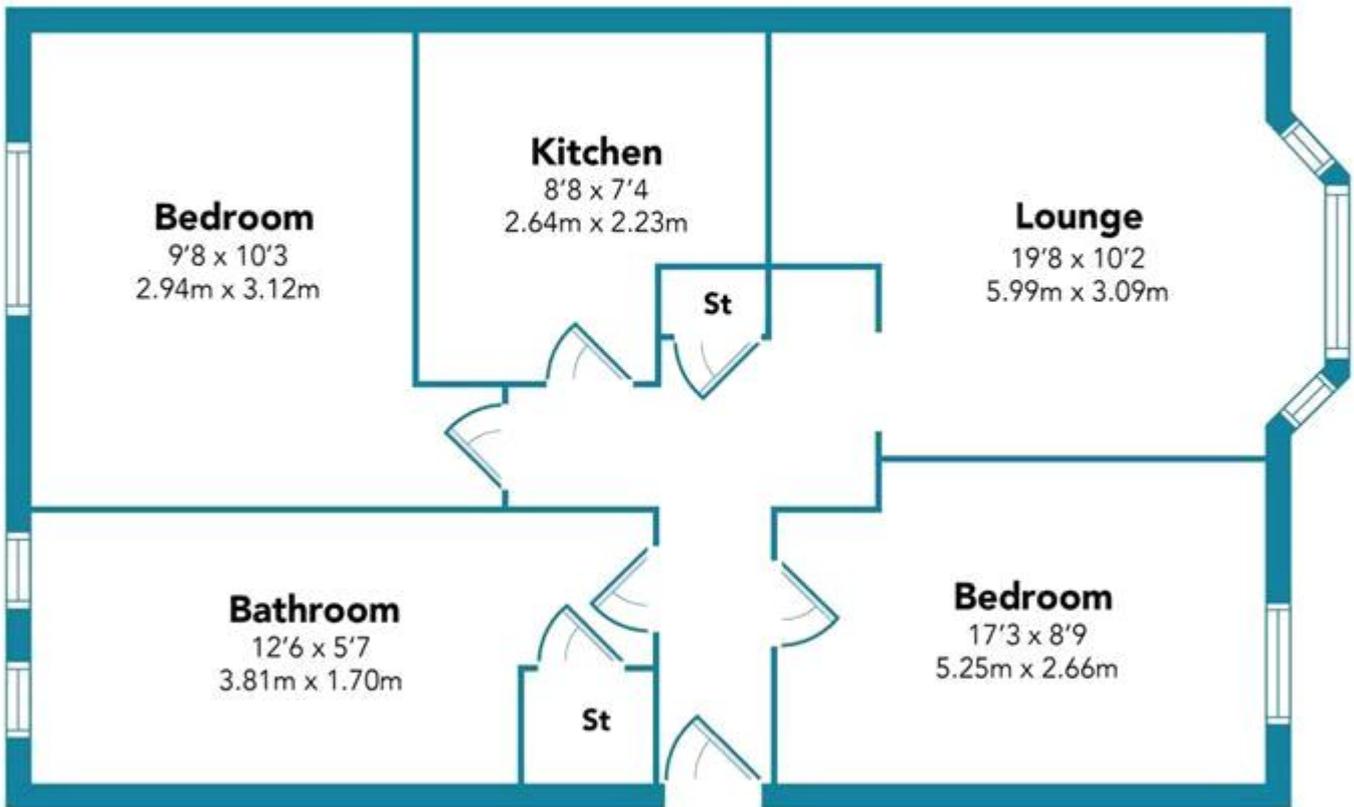
Located close to local amenities and public transport routes, including Alexandra Parade train station on the door step. A wide range of shops, eateries, cafes and restaurants all within minutes walk.



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**KIRKLAND**  
ESTATE AGENTS



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.