



**Durward Avenue, Glasgow G41 3UW**

**welcome to**

## **Durward Avenue, Glasgow**

- Immaculate Second Floor Traditional Apartment
- Bright Formal lounge
- Stunning Modern Fitted Dining Sized Kitchen
- Three Double Bedrooms
- Stylish Three Piece Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£299,950**

An immaculate traditional tenement flat with a second floor position, occupying a prime plot within a prestigious pocket of Glasgow's Southside.

Agents highly advise early internal viewings to fully appreciate the size, style and quality of accommodation available.



**Entrance Vestibule**

**Reception Hallway**

**Lounge**

19' 7" Into Bay x 13' 9" ( 5.97m Into Bay x 4.19m )

**Kitchen**

16' 10" x 10' 6" ( 5.13m x 3.20m )

**Bedroom One**

16' 2" Not Inc Recess x 12' 4" ( 4.93m Not Inc Recess x 3.76m )

**Bedroom Two**

16' 2" x 10' 5" ( 4.93m x 3.17m )

**Bedroom Three**

12' 9" Not Inc Recess x 11' ( 3.89m Not Inc Recess x 3.35m )

**Bathroom**

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**Property Ref:**

SHA111006 - 0003

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