



ONE BEDROOM FIRST FLOOR
FLAT

FULLY REFURBISHED

GAS CENTRAL HEATING

SECURE DOOR ENTRY

Battlefield Avenue, Glasgow, G42 9RH

£695 pcm

EVE Property are delighted to bring to the rental market an exceptional comprehensively refurbished one bedroom apartment within a popular part of Battlefield in Glasgow's Southside. The accommodation on offer is positioned on the first floor of a traditional red sandstone tenement building and offers gas central heating, tasteful décor throughout and generous room sizes.



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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 and 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

Upon entry through the front door, you are immediately impacted by the character and deluxe upgrades this property has to offer. The reception hallway has all apartments off with fresh décor and eye-catching parquet flooring that continues to the lounge and bedroom. The spacious lounge has been decorated in modern tones and offers a traditional fireplace and bay window allowing natural light to flood into the room showcasing the painted cornicing and picture rail. The beautiful kitchen offers high quality fitted units and is equipped with electric oven, electric hob, washing machine and fridge freezer. This fabulous dining kitchen is further enhanced with fresh décor, quality worktops and tiled splash back. The decoration style continues into the generous sized bedroom, offering soft tones with wood flooring and ample space for modern living. The stylish bathroom completes the accommodation with white back to wall roll top bath with electric shower over and vanity unit. This property further benefits from full thermostatically controlled gas central heating with cast iron traditional radiators and partial double glazing.

Battlefield Avenue is a popular Southside location with local bars, restaurants, cafes and supermarkets within walking distance. Mount Florida Railway Station is a short distance offering rail links to Glasgow City.

EPC - D Council Tax Band - B
Landlords Registration Number .. PENDING
Letting Agent Registration Number .. LARN1902082

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		
(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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	