

**0/2 2 Armadale Path, Glasgow**  
Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

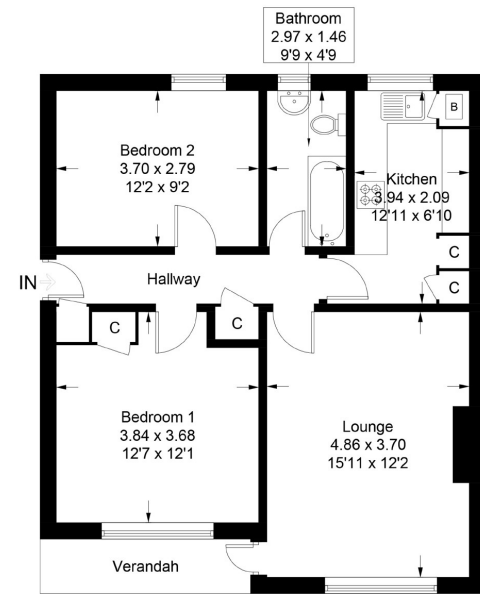


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID716010)

**DIRECTIONS**

From the M8 exit at junction 14 onto Viewpark Avenue. Travel towards Alexandra Park Street then turn right onto Alexandra Parade. Take the second right onto Meadowpark Street. Turn left onto Roebank Street then right onto Alexandra Court. Armadale Path is straight ahead.

**VIEWING**

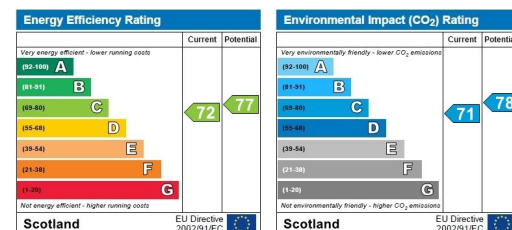
Strictly by appointment with the selling agents, by calling 0141 886 5678

**OFFERS**

All offers should be submitted to  
10 Canal Street  
Renfrew  
Renfrewshire  
PA4 8QD  
Telephone: 0141 886 5678  
Fax: 0141 886 7327



**0/2 2 Armadale Path**  
Glasgow | G31 3EZ



estateagency@walkerlaird.co.uk  
**walkerlaird.co.uk**



**walker laird**  
solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
**0141 886 5678**  
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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.

**walker laird**  
solicitors and estate agents





This attractive ground floor Flat is located in the heart of Dennistoun. The spacious two bedroom property is all on the level and ideal for a variety of buyers. The property is offered to the market in excellent order throughout.

The accommodation comprises of: Hallway complete with ample storage space, Lounge with Verandah, Kitchen incorporating wall and base units, electric hob, oven and a tiled splash-back, two good size Bedrooms and a Bathroom which is partially tiled and fitted with a white three piece suite and shower attachment.

The property is presented in fresh, neutral tones. There is a range of modern laminate flooring and carpets. Further benefits include: gas central heating and double glazing.

The property is positioned with an open outlook onto the communal square. There is ample off street parking available. The well maintained common close is accessed via secure door entry.

Armadale Path enjoys an ideal location close to a variety of local amenities on Alexandra Parade. Glasgow City Centre is within easy reach for a much wider variety of retail and leisure amenities. Glasgow Caledonian and Strathclyde Universities are close at hand. The M8 Network is also easily accessible.

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