

# 25C Finlay Drive

DENNISTOUN, GLASGOW, G31 2BD



*Exceptionally spacious two-bedroom main door flat in popular Dennistoun development*



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Located within a quiet, well-maintained development in the ever-popular district of Dennistoun, this impressive two-bedroom main door flat is an outstanding example of space, style, and value. Beautifully presented throughout and offering a layout that far exceeds the norm for properties at this price point, this flat will appeal to a wide range of buyers, from first-time purchasers to downsizers, investors, or professionals looking for easy access to the city centre.

These properties very rarely come to market, and with good reason: they offer a level of space, quality, and convenience that's becoming harder to find, particularly with the added benefit of a private main door entrance.

# THE LIVING ROOM



Set on the ground floor, the flat welcomes you into a bright and spacious hallway with excellent storage options. From here, the accommodation flows effortlessly and is characterised by generously sized rooms and an abundance of natural light throughout. The main living room is a standout, a superbly proportioned space with large front-facing windows, allowing light to flood in and creating a warm, welcoming atmosphere. There's ample room for both lounge and office furniture, making it ideal for relaxing, entertaining and working from home.

# THE KITCHEN



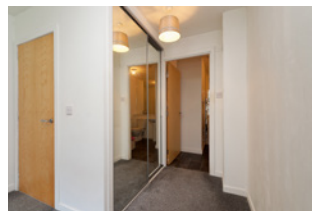
The modern fitted kitchen is smartly designed, featuring plentiful worktop space, integrated appliances, and crisp cabinetry. A great balance of form and function, with room to cook, prepare, and dine. It has its own dining area, which flows perfectly into the kitchen, making it the perfect spot for dinner parties and hosting friends/family.





Both double bedrooms are incredibly spacious and well presented, each comfortably accommodating a king-sized bed along with additional furnishings. The master further benefits from an en-suite!

# BEDROOM 1





# BEDROOM 2





The stylish three-piece bathroom is immaculately finished, featuring a bath with overhead shower, vanity unit, and chrome fixtures. The property also benefits from gas central heating, double glazing, and a secure yet private main door entrance, a sought-after feature that enhances the sense of independence and accessibility.

# THE SHOWER ROOM

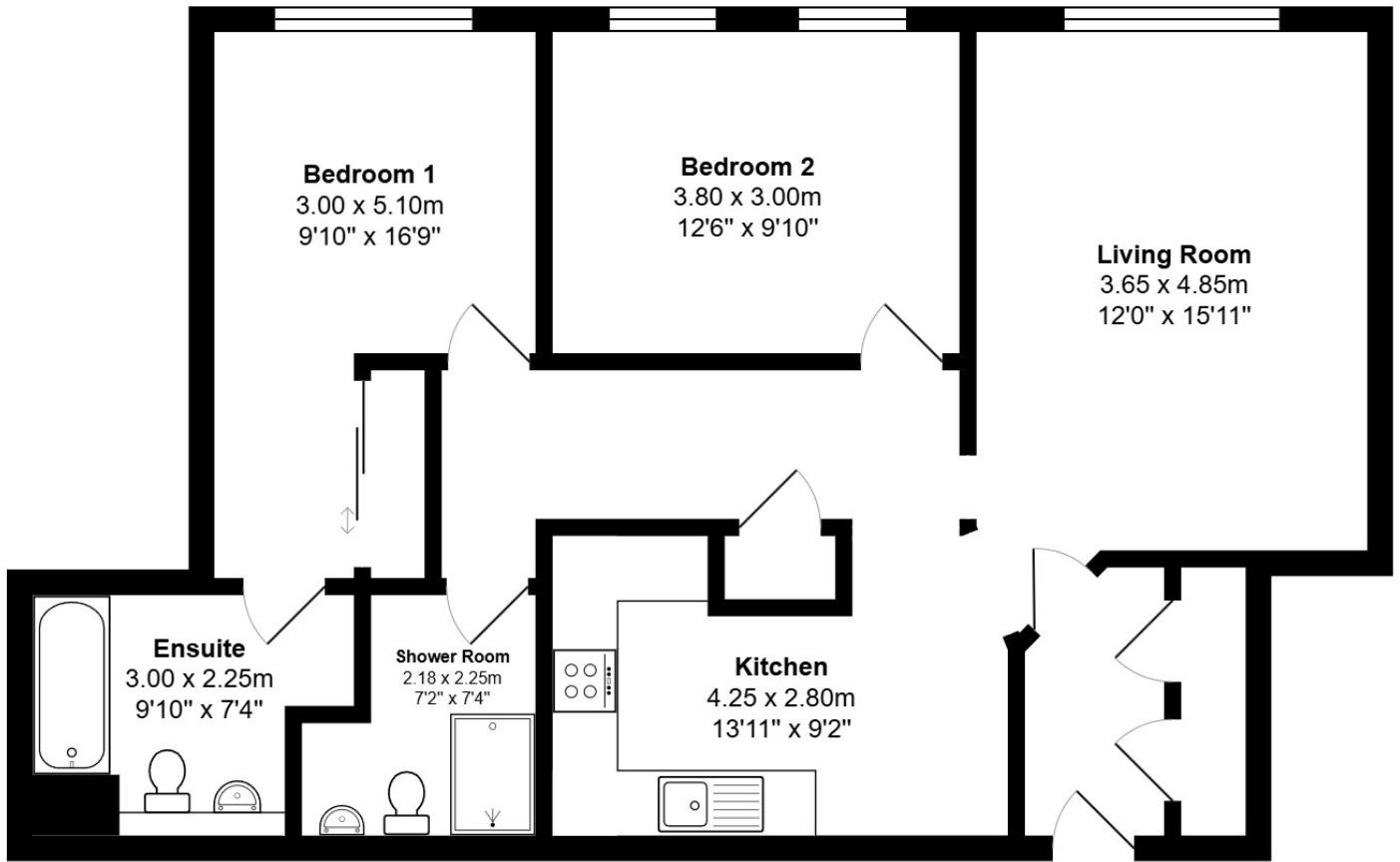


Externally, the development is clean, secure, and well-maintained, with resident and visitor parking available. Mature landscaping and green spaces add a peaceful feel, despite being just minutes from the buzz of Dennistoun's vibrant café culture and city links.

Spacious, stylish, and superbly located, this rarely available main door flat in Dennistoun offers exceptional value for money and a standard of living that exceeds expectations. The size and layout must be seen to be fully appreciated; you simply won't find many properties offering this much space at this price. Viewing is highly recommended, and early enquiries are strongly advised.

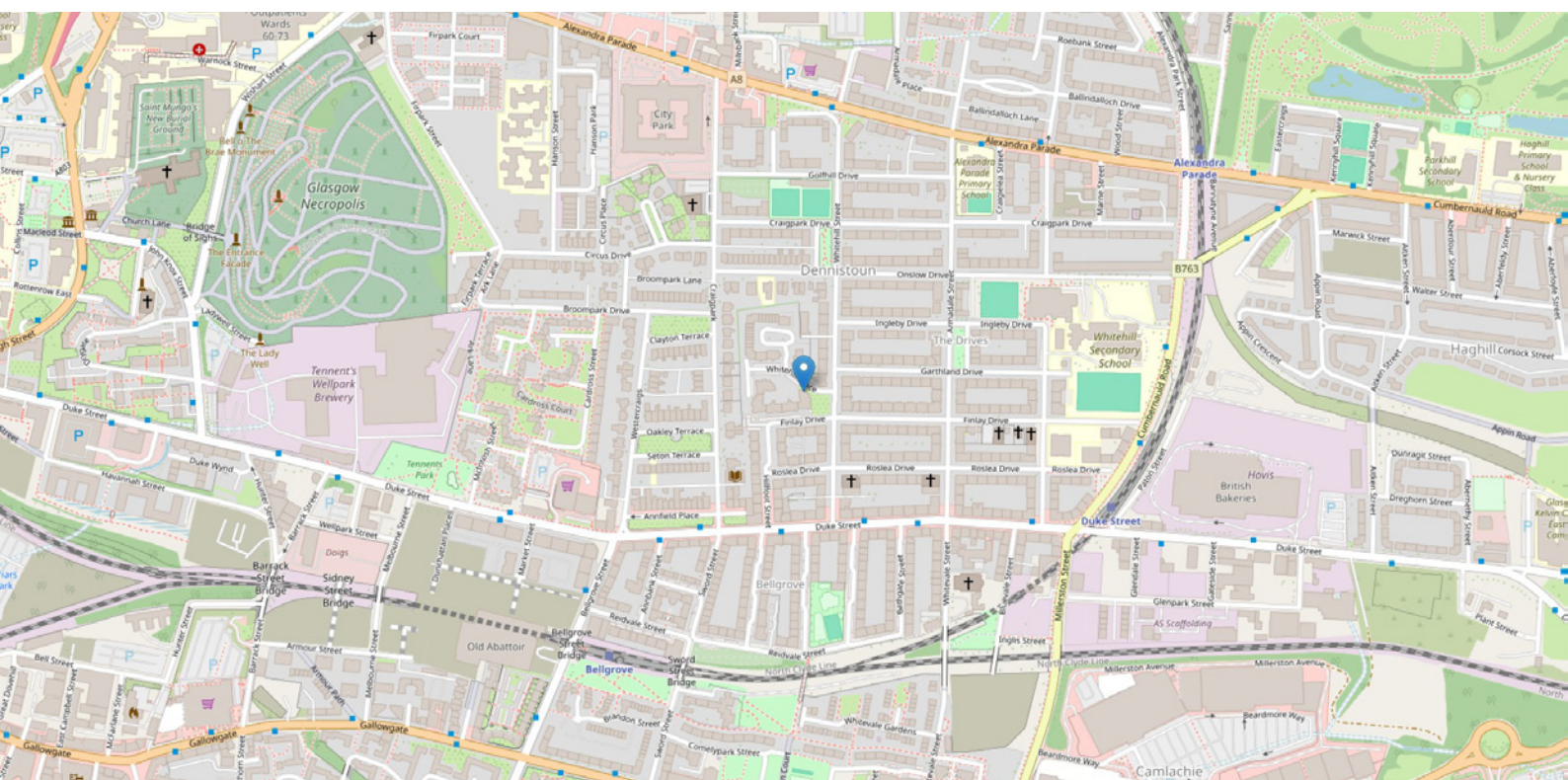


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Dennistoun is one of Glasgow's most vibrant and sought-after neighbourhoods, located just east of the city centre. Known for its unique blend of Victorian architecture, trendy cafés, and strong community spirit, it has become a favourite for young professionals, students, creatives, and families alike. Once one of the city's best-kept secrets, Dennistoun has undergone a significant transformation in recent years. It now offers the perfect balance between urban convenience and a relaxed, village-like atmosphere. The area is filled with independent coffee shops, artisan bakeries, laid-back brunch spots, and cosy pubs, all contributing to its lively, welcoming vibe.







At the heart of Dennistoun are Alexandra Parade and Duke Street, both lined with amenities and services including supermarkets, pharmacies, gyms, salons, and locally run businesses. The nearby Forge Retail Park adds further convenience with a selection of larger national retailers. Green space is also in plentiful supply. Alexandra Park provides a peaceful escape with walking trails, a golf course, and a scenic pond, making it a fantastic asset for dog walkers, joggers, or anyone looking to enjoy the outdoors.

Dennistoun is exceptionally well-connected. It boasts two train stations (Alexandra Parade and Duke Street), offering regular services to Glasgow Queen Street in under 10 minutes. Frequent bus routes run through the area, and the M8 motorway is easily accessible, making commuting and travelling across Glasgow and beyond fast and convenient.

It's also a popular location for students and university staff, being within easy reach of Glasgow Caledonian University, University of Strathclyde, and Glasgow Royal Infirmary.

In short, Dennistoun offers a strong mix of affordability, community, character, and connectivity, making it one of the best up-and-coming areas in the city for homeowners and investors alike.



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