



198 BATTLEFIELD ROAD
BATTLEFIELD

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

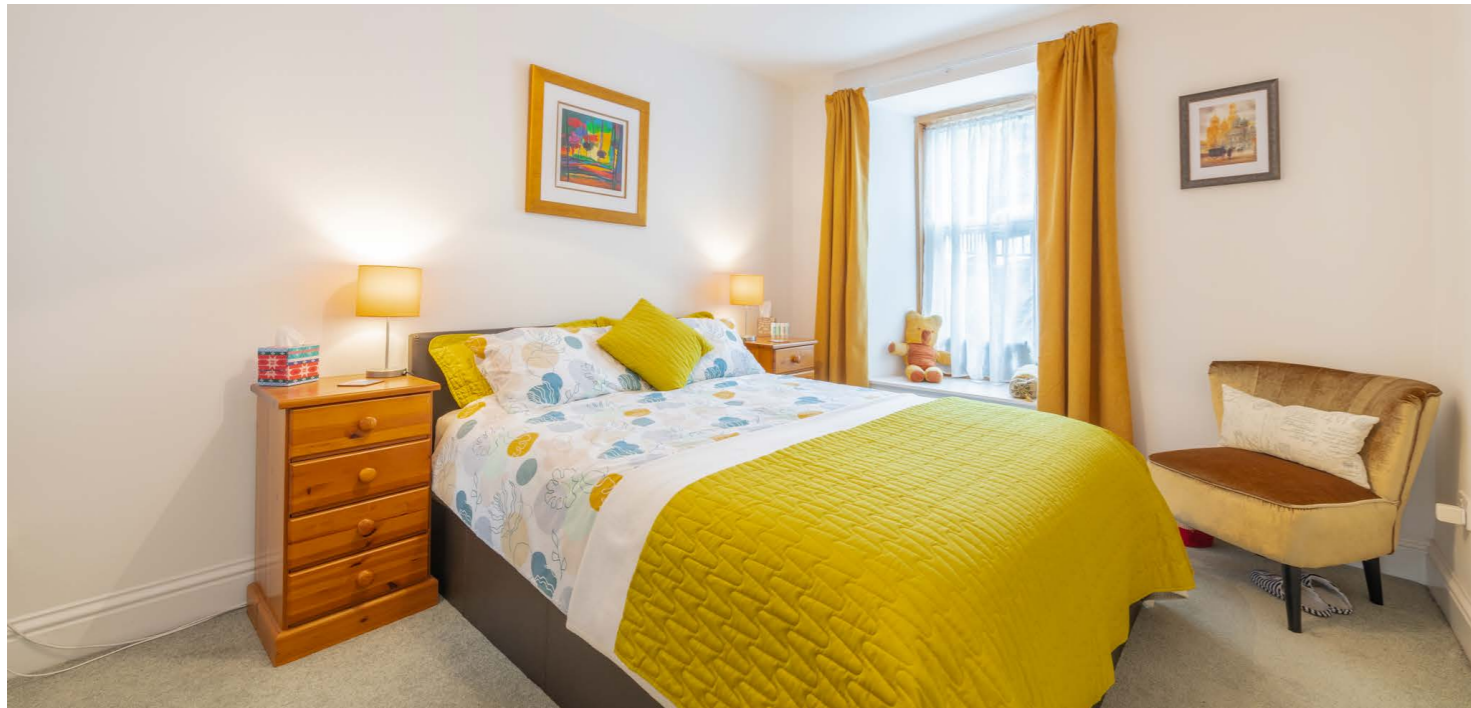
A tremendous main door duplex flat on the doorstep of the Battlefield scene.

The accommodation includes: main door entrance vestibule, T shaped reception hallway, bay windowed living room, home office/bedroom 4 and a three piece bathroom suite. A terrific dining sized kitchen is positioned to the rear of the building with fitted cabinetry, two window units and ample space for table and chairs. A fixed staircase leads to lower ground floor revealing a large hallway, three double sized bedrooms (one with bay window formation) and a designated dressing room. A shower room with WC serves this portion of the property and a convenient utility room is accessed from the hallway before a rear door leads into a shared rear courtyard.

The specification includes gas central heating, double glazed window units and neutral décor throughout. The communal rear courtyard is generous in size and faces South West offering an ideal seating area to catch the sun. The building is factored by a reputable Glasgow firm.



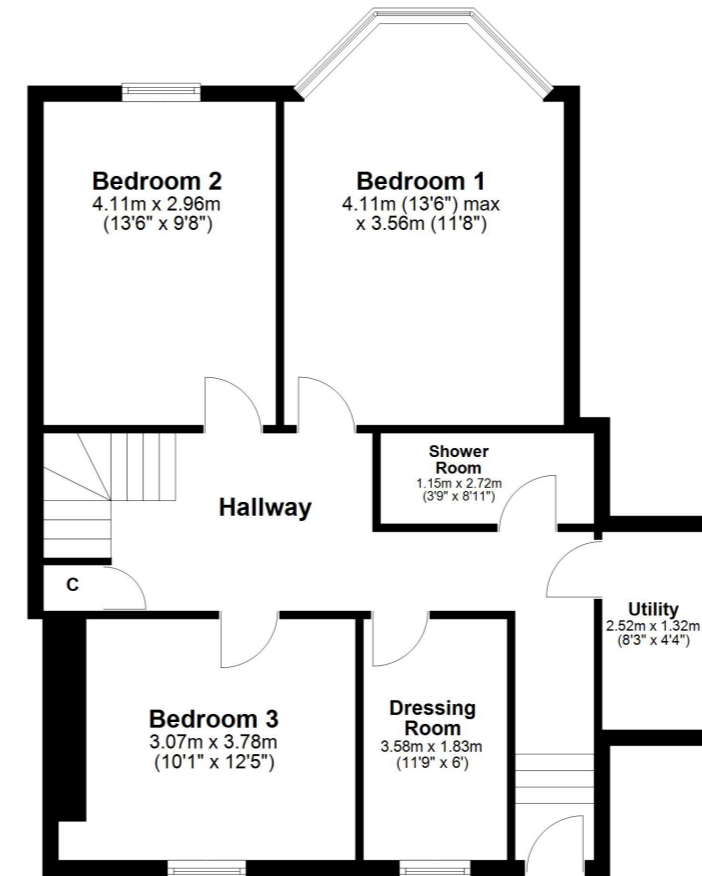






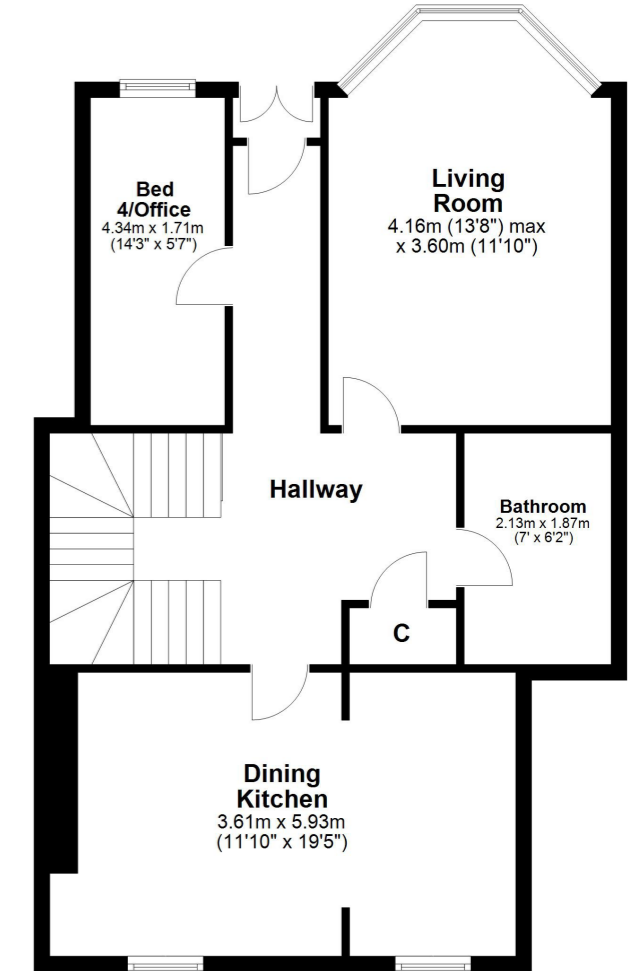
Lower Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



Elevated Ground Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



198 Battlefield Road is a literal stone's throw from numerous independent coffee houses, restaurants, bars and shops. Recreational pursuits are available nearby at Queens Park and Mount Florida train station is approximately 400 yards away providing several services an hour into the city centre.

SS4164 | Sat Nav: 198 Battlefield Road, Battlefield, G42 9HN

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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