



**2/4,
149 Ingram St
Merchant City
G1 1DW**

**Offers Over
£260,000**



DALLAS | McMILLAN
SOLICITORS & ESTATE AGENTS

DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present to the market this delightful stylish duplex apartment accessed from the 2nd floor of the iconic former Glasgow Sheriff Court Building, situated right in the heart of Glasgow’s Merchant City district.

The B-listed neo-classical building of the former Sheriff Court occupies a full block which was converted by Persimmon Homes into luxury apartments, shops, bars restaurants and the headquarters of the Scottish Youth Theatre. This was a milestone in the renaissance of Glasgow’s historic Merchant City area, designed by Parr Architects, retaining the building’s exterior whilst creating a completely contemporary interior incorporating an open air central courtyard dramatically spanned by an elevated walkway.

The apartment itself is accessed from a shared landing with a small private hallway leading directly to the lower level, with a feature spiral staircase leading to upper floor apartments. The lower level is completely open plan, incorporating a spacious lounge/dining area with recess study/office and a kitchen fitted out with a range of contemporary fitted units, incorporating worktop surface areas, built in sink and drainer and a range of integrated appliances.

At upper floor level there is a master bedroom and second apartment overlooking the lower level, which can also be used as a double bedroom. There is also a Jack and Jill style bathroom accessible from both upper rooms, with a contemporary 3-piece white suite installed comprising low level WC, vanity style wash hand basin and panelled bath. The property also benefits from having double glazing and electric heating.

The property sits right in the heart of the Merchant City and is literally a few minutes walk from the Italian centre, George Square, City Centre shopping facilities and numerous popular bars, restaurants and nightclubs. In addition to this, there are excellent public transport services close by including both Queen Street and Glasgow Central main line railway stations and there is easy access onto the nearby M8 which links with the national motorway network and also provides easy access to Glasgow International Airport.



ACCOMMODATION

ENTRANCE HALL	
LOUNGE/DINING AREA	24'11" x 14'5"
OFFICE AREA	6'1" x 5'9"
KITCHEN	10'6" x 6'11"
UPPER FLOOR LANDING	
MASTER BEDROOM	10'1" x 10'1"
BEDROOM TWO	17'1" x 10'10"
BATHROOM	11'10" x 5'11"

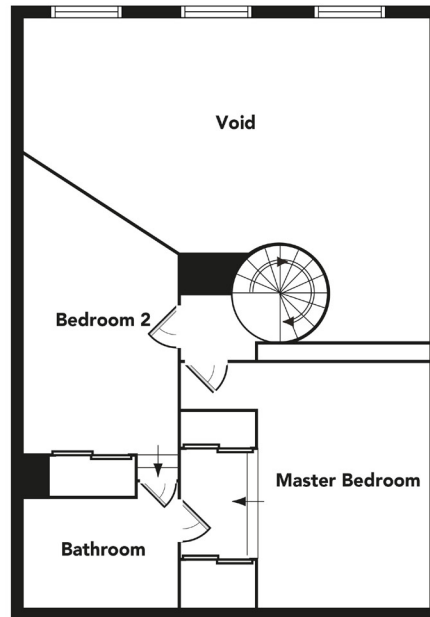
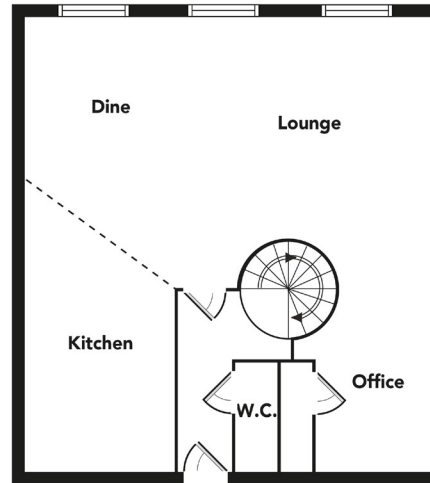
VIEWING

Through solicitors on 0141 333 6750

ENTRY

By negotiation





Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

TRAVEL DIRECTIONS

From George Square at the City Chambers, travel south on South Fredrick Street and turn left into Ingram Street, through the traffic lights at Glassford Street to where the building is located on the right hand side between Hutcheson Street and Brunswick Street.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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