



38 ST ANDREWS SQUARE, GLASGOW. G1 5PP.

THIS THREE BEDROOM DUPLEX APARTMENT FEATURES A SPACIOUS DINING LOUNGE, FULLY FITTED KITCHEN WITH BUILT IN OVEN, HOB, COOKER HOOD AND INTEGRATED FRIDGE/FREEZER, THIRD BEDROOM AND MAIN FAMILY BATHROOM ON FIRST LEVEL. UPSTAIRS THE ACCOMMODATION EXTENDS TO MASTER BEDROOM WITH BALCONY, BEDROOM 2, AND DESIGNER SHOWER ROOM. THIS LOVELY APARTMENT ALSO BENEFITS FROM PRIVATE GARAGED PARKING, DOUBLE GLAZING, AND LIFT ACCESS. LOCATED IN THE SOUGHT AFTER ST ANDREWS SQUARE, THIS PROPERTY IS RIGHT ON THE FRINGES OF THE MERCHANT CITY, WITH EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.



- 3 BEDROOM DUPLEX APARTMENT
- PRIVATE BALCONY
- UPVC DOUBLE GLAZED
- SECURE ENTRY
- SOUGHT AFTER MERCHANT CITY LOCALE
- WET ELECTRIC CENTRAL HEATING
- LIFT ACCESS
- PRIVATE GARAGE PARKING

OFFERS OVER £270,000

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ENTRANCE HALLWAY 14' 8" x 8' 8" (4.47M x 2.63M)

BRIGHT, SPACIOUS L-SHAPED ENTRANCE HALLWAY GIVE ACCESS TO LOUNGE, KITCHEN, BATHROOM AND BEDROOM 3, ACCESS VIA STAIRCASE TO FURTHER 2 BEDROOMS AND SHOWER ROOM. GREY CARPET THROUGHOUT. UNDERSTAIR STORAGE CUPBOARD HOUSING THE CONSUMER UNIT.

LOUNGE 19' 3" x 14' 9" (5.88M x 4.49M)

SPACIOUS LOUNGE FACING OVER FRONT OF PROPERTY. FEATURE FIRE SURROUND WITH INSET ELECTRIC FIRE. GREY CARPET.

KITCHEN 10' 3" x 9' 2" (3.12M x 2.79M)

WHITE SHAKER STYLE WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND AMPLE WORK SURFACE. CERAMIC HOB, ELECTRIC OVEN AND EXTRACTOR. INTEGRATED FRIDGE / FREEZER. WASHING MACHINE. SLATE EFFECT FLOOR TILES.

BEDROOM 3 13' 3" x 10' 0" (4.04M x 3.05M)

PLEASANT ROOM WITH 2 WINDOWS OVERLOOKING FRONT ELEVATION. WALK-IN STORAGE CUPBOARD / WARDROBE. GREY CARPET.

BATHROOM 7' 6" x 4' 10" (2.28M x 1.47M)

THREE PIECE SUITE WITH MIXER SHOWER OVER BATH. GLASS SHOWER SCREEN. WALL TILING THROUGHOUT. HEATED TOWEL RAIL. HALOGEN DOWNLIGHTS.

UPPER HALLWAY 7' 7" x 6' 3" (2.30M x 1.91M)

ACCESS TO FURTHER 2 BEDROOMS AND SHOWER ROOM. STORAGE CUPBOARD HOUSING WATER TANK. GREY CARPET.

BEDROOM 1 15' 6" x 11' 3" (4.72M x 3.44M)

SPACIOUS BEDROOM HAS 2 STORAGE CUPBOARDS / WARDROBES WITH MIRRORED SLIDING DOORS. ACCESS VIA FRENCH DOORS TO BALCONY.

BEDROOM 2 14' 4" x 12' 7" (4.37M x 3.84M)

BEDROOM 2 FACING OVER REAR OF PROPERTY. BUILT IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. GREY CARPET.

SHOWER ROOM 5' 11" x 5' 3" (1.80M x 1.59M)

TWO PIECE SUITE. LARGE SHOWER CUBICLE WITH RAINFALL SHOWER UNIT. TOWEL RAIL.



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