



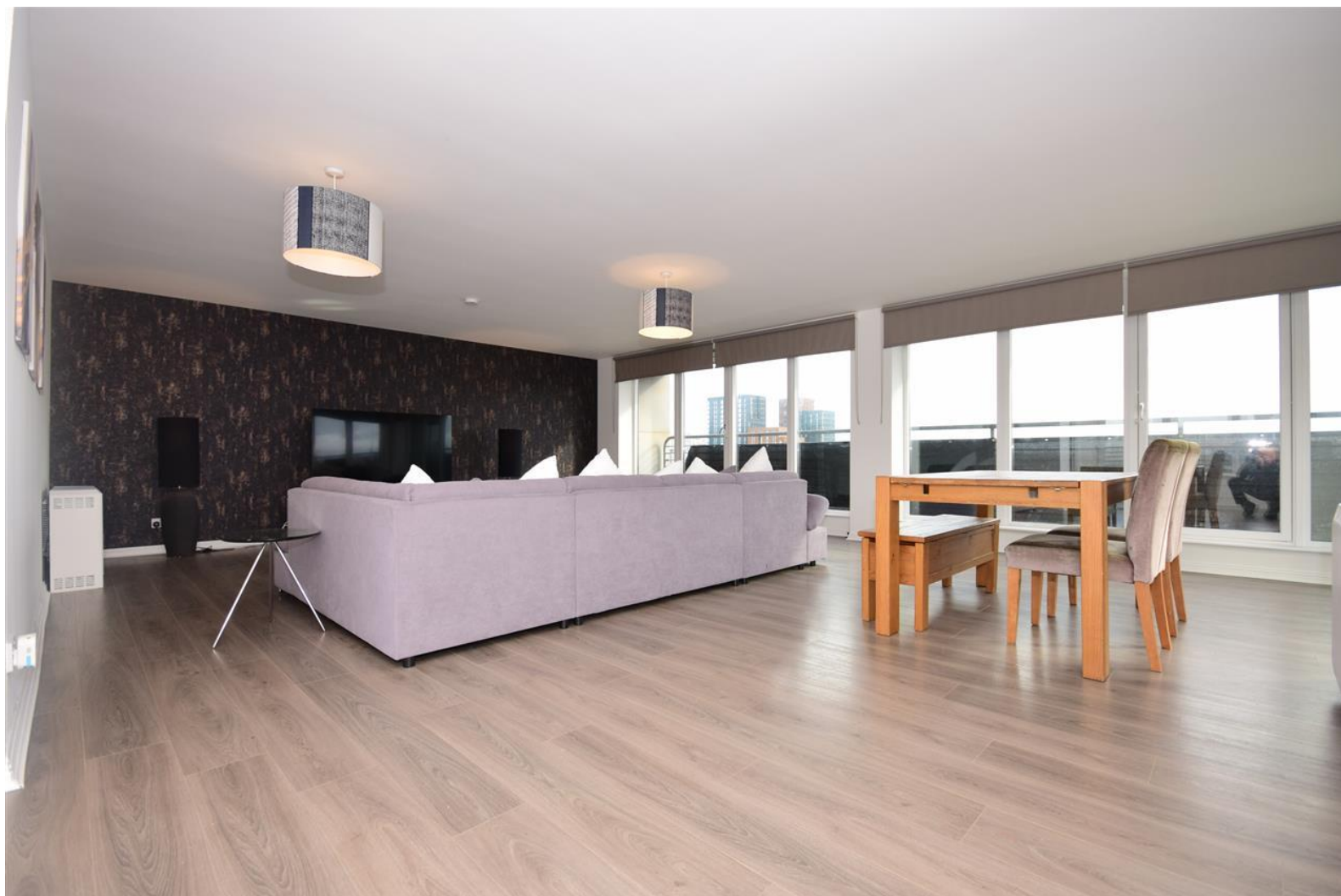
Wallace Street
Glasgow, G5 8AL

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Wallace Street
Glasgow
G5 8AL

7th floor
Penthouse Apartment

3 Bedrooms
1 Reception
2 Bathrooms



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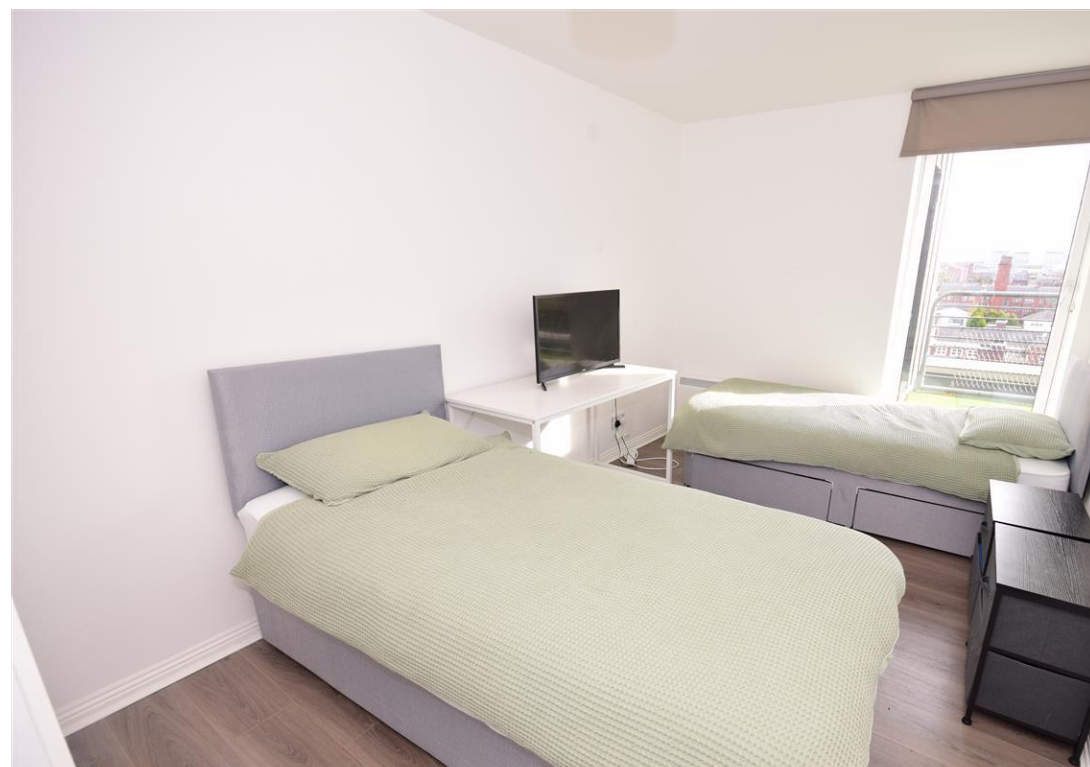
KEY FEATURES

- Impressive Penthouse Apartment (7th floor)
- Expansive living area with space for dining, access to the balcony, and stunning views across Glasgow and beyond
- Good sized kitchen with light oak coloured wall and floor units
- 3 double bedrooms, all with fitted storage
- Ensuite shower room in main bedroom + main bathroom suite
- Lift served building with private keyed access exclusive to the 3 apartments on the top floor
- Security gated entrance
- Allocated private underground car parking space + additional parking for guests
- Located in the Tradeston area of Glasgow, close to local amenities and the city centre and underground stations. Easy access to the M74 and M8 motorways
- COUNCIL TAX BAND: G - EPC RATING: C

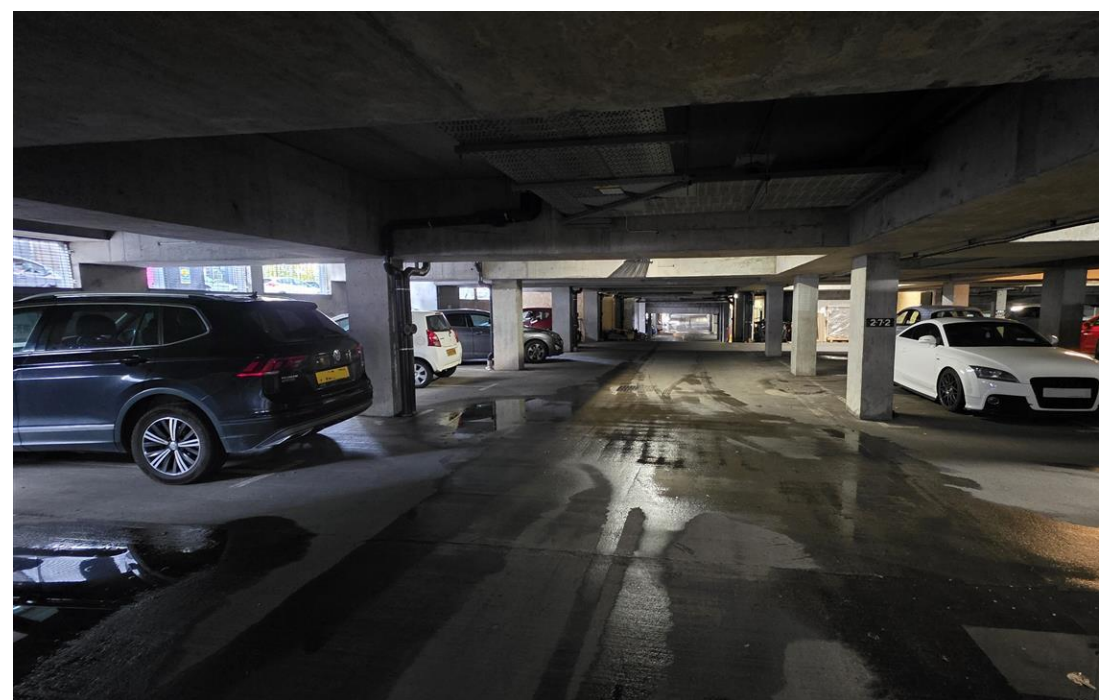
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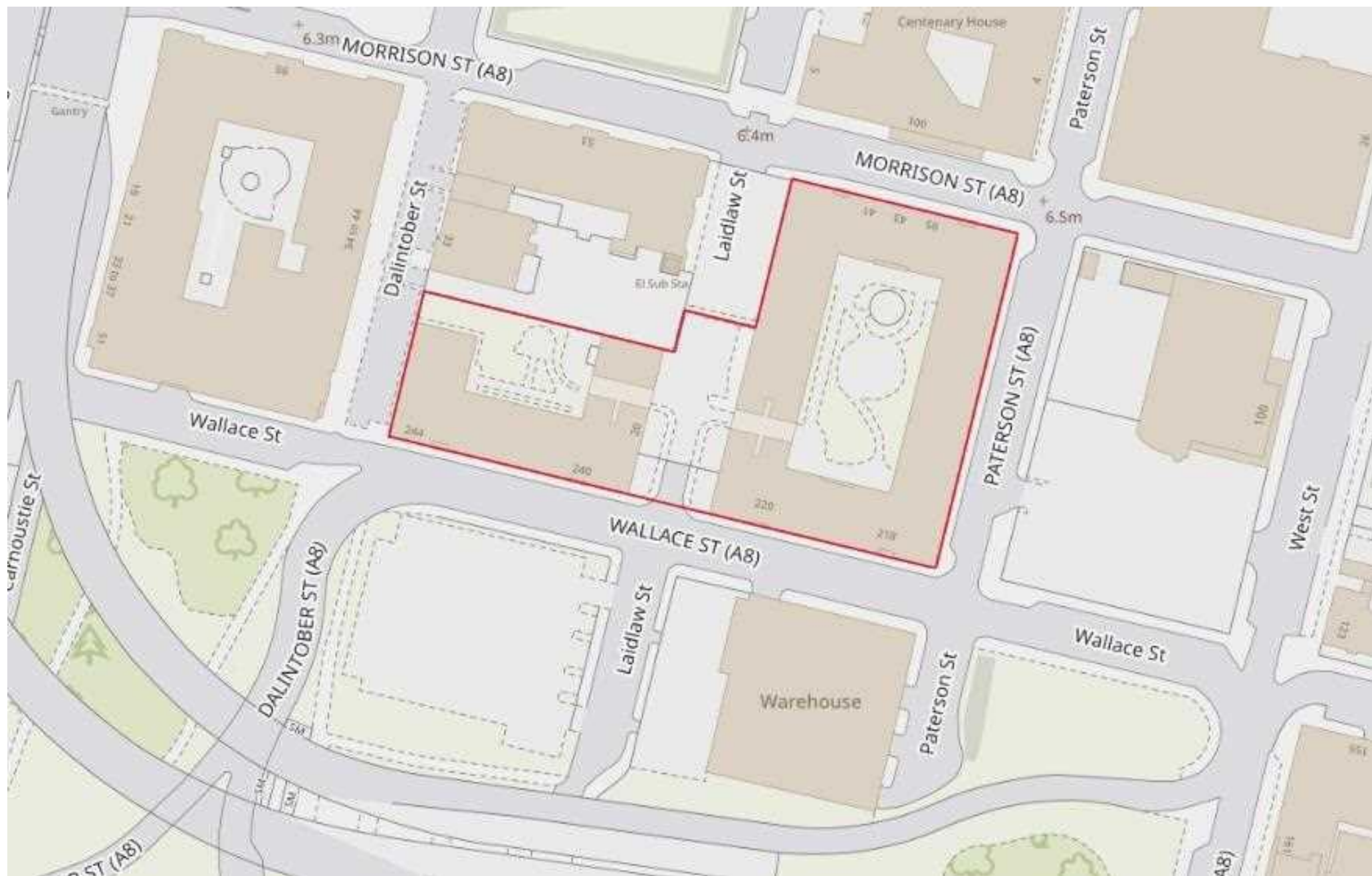
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Wallace Street, Glasgow, G5 8AL

Move On are delighted to present to the market, this fantastic, 7th floor luxury penthouse apartment in Glasgow - Wallace Street.

On arrival at the development, a security controlled entrance leads to a private keyed lift, with the top floor access being exclusive to the 3 penthouse apartments. Entering the flat to a welcoming entrance hallway leads to the impressive and expansive open plan living and dining area, with laminate flooring, feature wall decor, access to the private balcony, and stunning views across the city and beyond. The kitchen is a good size with a range of light oak coloured wall and floor units; each of the 3 double bedrooms has fitted storage; and there is an ensuite shower room in the main bedroom as well as the main bathroom suite.

The property further benefits from a private, underground allocated parking space, and there is further parking available for guests. There is also a landscaped and well maintained communal courtyard garden.

Wallace Street is located in the Tradeston area of Glasgow, within easy reach of local amenities and Glasgow City Centre, shop, bars, restaurants, supermarkets, schools and universities. For those commuting, Bridge Street and West Street subway stations are within walking distance, Argyle Street and Central Train Stations just a little further, and there is easy access to both the M8 and M74 motorways.



ROOM MEASUREMENTS

Lounge / Dining: 8.70m (28' 7") x 5.90m (19' 4")

Kitchen: 4.90m (16' 1") x 2.50m (8' 2")

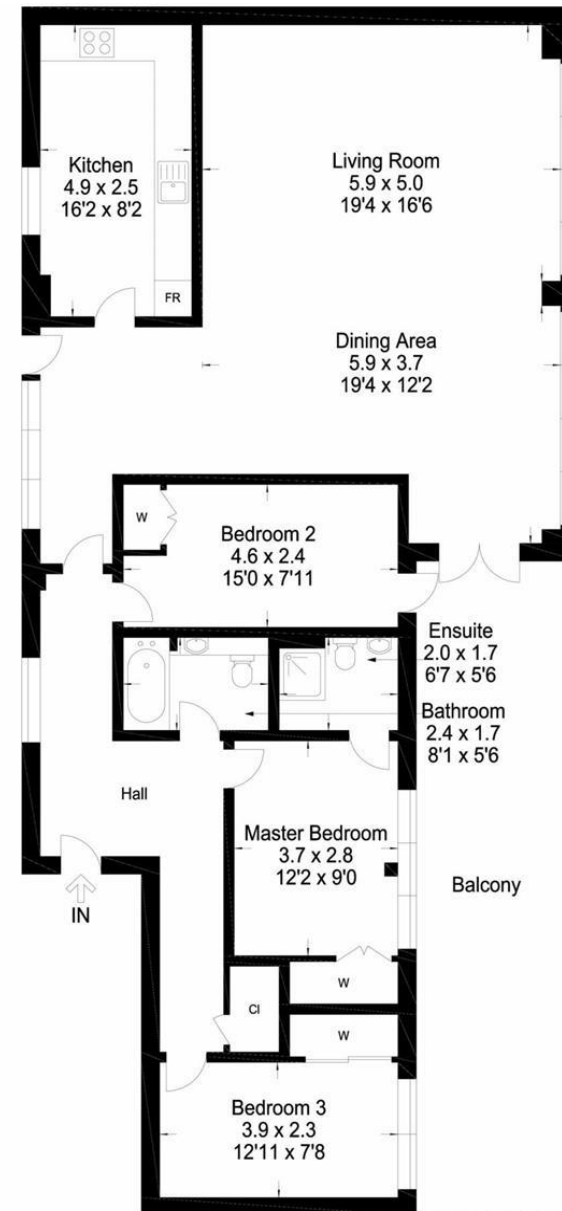
Bedroom 1: 3.70m (12' 2") x 2.80m (9' 2")

Ensuite: 2.00m (6' 7") x 1.70m (5' 7")

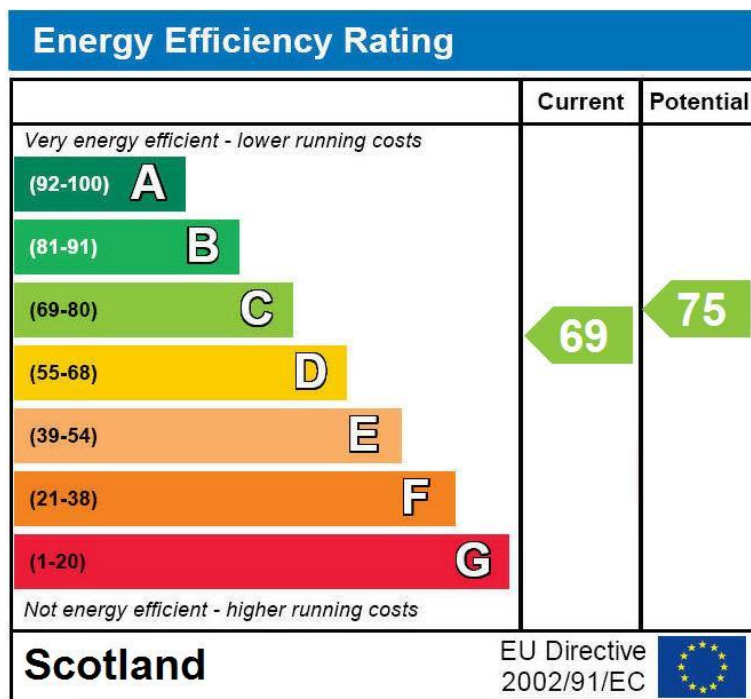
Bedroom 2: 4.60m (15' 1") x 2.40m (7' 10")

Bedroom 3: 3.90m (12' 10") x 2.30m (7' 7")

Bathroom: 2.40m (7' 10") x 1.70m (5' 7")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

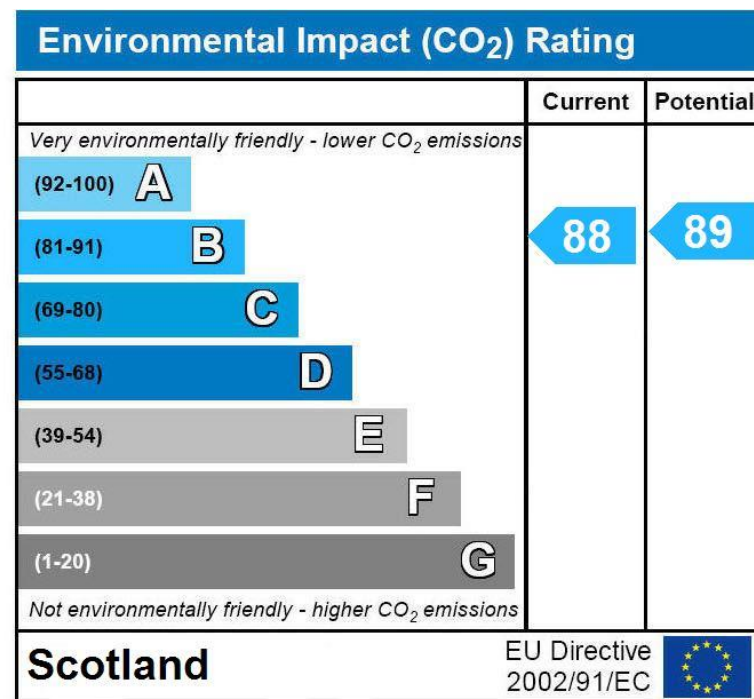


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (88)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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