

Flat 2/3 Albion Street, Glasgow G1 1QS



welcome to

Flat 2/3 Albion Street, Glasgow

Seize the opportunity to own this rarely available gem in the iconic Herald Building. This stunning apartment offers an ideal urban lifestyle.

As you enter, a secure door entry and a convenient lift take you to the second floor. A spacious reception hall with ample storage provides access to all other rooms. The living room is flooded with natural light through almost full-height windows and offers access to a generous double bedroom, an internal kitchen, Quick-Step Largo laminate throughout and a modern, beautifully refitted bathroom with Porcelanosa tile to finish.

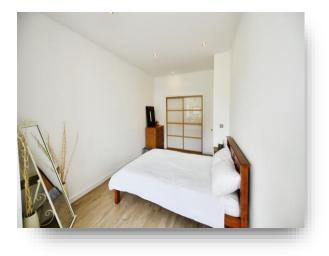
To enhance your comfort, the property is equipped with electric heating, double glazing, and fresh decor

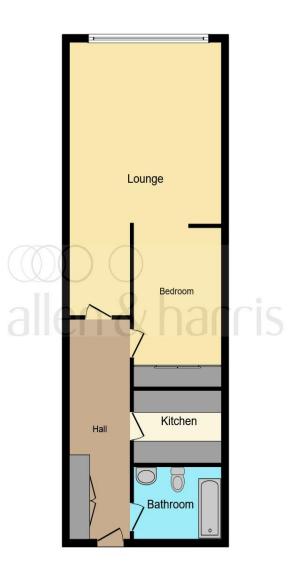
Situated in the vibrant Merchant City, you'll be surrounded by excellent restaurants, bars, high-end shops, and enjoy easy access to public transport and the motorway network. Strathclyde University is also within short walking distance.

Don't miss the chance to view this exceptional property - your urban oasis awaits! Early viewing is advised.









Reception Hall 21' x 6' 3" (6.40m x 1.91m)

Living Room 25' 3" x 14' 9" (7.70m x 4.50m)

Kitchen 8' 2" x 7' 6" (2.49m x 2.29m)

Bedroom 14' x 9' 4" (4.27m x 2.84m)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Flat 2/3 Albion Street, Glasgow

- MODERN SECOND FLOOR FLAT
- LIFT ACCESS
- LIVING ROOM DINING ROOM
- ONE BEDROOM
- ELECTRIC HEATING DOUBLE GLAZING

Tenure: Freehold EPC Rating: C

Offers Over **£155,000**





view this property online allenandharris.co.uk/Property/DEN106937



Property Ref: DEN106937 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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0141 556 7661



Dennistoun@allenandharris.co.uk



560 Alexandra Parade, GLASGOW, Lanarkshire, G31 3BP



allenandharris.co.uk



Please note the marker reflects the postcode not the actual property