



**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**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DEN106937](https://allenandharris.co.uk/Property/DEN106937)



Property Ref:  
DEN106937 - 0008

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