



**Albion Gate, Glasgow G1 1HF**

## welcome to Albion Gate, Glasgow

- Situated In Stylish And Popular Merchant City
- Rarely Available Duplex Flat
- Open Plan Living Area / Dining Area and Stunning Kitchen
- Three Good Sized Bedrooms
- Stunning Bathroom With Four Piece Suite & Downstairs WC

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£250,000**

An incredible example of contemporary city living, this stunning duplex three bedroom apartment has been beautifully upgraded, offers spacious accommodation, private parking and a superb location in Merchant City. Ticking many boxes and being so widely appealing, early viewing is certainly advised.

Accessed from a most attractive secure inner courtyard with controlled gates and allocated parking, the property is located on the second and third (top) floor with stair access, comprising entrance hallway with under-stair utility cupboard, WC, and impressive open plan living room offering generous space for lounge and dining areas, contemporary designed kitchen with heaps of storage cupboards, breakfast bar and integrated appliances including double oven, microwave, dishwasher and flat panel hob. The upper landing gives access a large floored attic with drop down ladder, and three bedrooms, all of which are double in size and have built in wardrobes. The super luxury four piece bathroom features a separate shower cubicle and Jacuzzi bath with built in TV. The property is tastefully decorated throughout and finished to a high specification.

Being so central, the apartment is extremely well placed for the many stylish bars and restaurants in and around the Merchant City. Local grocery stores including an Aldi and Tesco and there are excellent public transportation links via bus, rail and underground. Many of Glasgow's Universities, in particular Strathclyde and Caledonian.

**Entrance Hallway**  
**Lounge / Open Plan Kitchen**  
**Downstairs Wc**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Family Bathroom**

**view this property online** [allenandharris.co.uk/Property/DEN107589](https://allenandharris.co.uk/Property/DEN107589)



**Property Ref:**  
DEN107589 - 0003

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.



**0141 556 7661**



[Dennistoun@allenandharris.co.uk](mailto:Dennistoun@allenandharris.co.uk)



560 Alexandra Parade, GLASGOW, Lanarkshire,  
G31 3BP



**[allenandharris.co.uk](https://allenandharris.co.uk)**



