



**3/12 BUCHANAN GARDENS, 7 BATH STREET**

GLASGOW

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2 | BEDROOMS

2 | BATHROOMS

1/2 | PUBLIC ROOMS

**A stunning city centre apartment with private balcony, sun terrace and set around residents' 'sky garden'.**

This luxury two bedroom apartment is within Buchanan Gardens, arguably one of Glasgow's city centres leading residential developments, originally designed as an oasis in the city and hailed as one of the most impressive and innovative modern city developments. Centred round a lush and bio-diverse residents' 'sky garden', it was an eco-home project offering high level insulation for both sound and climate, and includes a residents' gym, private lounge, locker storage facility, secure cycle storage and beautiful residents' 'sky garden'. Parking options available are season tickets within the concert square or Bath Street Q-Park, both located only 0.2 miles walk from the development.

This stunning two bedroom apartment enjoys a generous private balcony in addition to an extremely (circa 300 square feet), private sun terrace that enjoys a south westerly aspect for afternoon and evening sun. The internal design of the flat includes gas central heating system, double glazed windows, contemporary style kitchen and bathrooms with modern tiling.

Reception hallway with utility store provided, fantastic open plan lounge, dining area and integrated kitchen with the living area having sliding doors giving access to balcony, the kitchen is fully integrated with appliances including oven, grill, hob, microwave, dishwasher and fridge freezer, principal bedroom with built in storage and contemporary designed en-suite shower room by Laufen, full tiling and underfloor heating, second double bedroom and again with built in storage and a main family bathroom again with underfloor heating.





This location offers unquestionably one of the most envied and prominent social locations Glasgow has to offer with wealth of amenities including both general and specialist shopping on the nearby 'Style mile', a great selection of wine bars and many highly acclaimed restaurants and is conveniently located for access to the Merchant City. The development is situated in the Heart of Glasgow City Centre, an area of Glasgow which has benefitted from significant redevelopment in the last few decades with both commercial developments and exclusive residential buildings. The property is in close proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, the SEC and The Clyde Auditorium. The area benefits from frequent public transport with easy access to Queen Street and Glasgow Central Train Stations, and Buchanan Street subway stations. Public transport and road links are exceptional.

**NM4376** | Sat Nav: 3/12 Buchanan Gardens\_7 Bath Street

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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