



**FLAT 4 212 BATH STREET**  
GLASGOW CITY CENTRE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

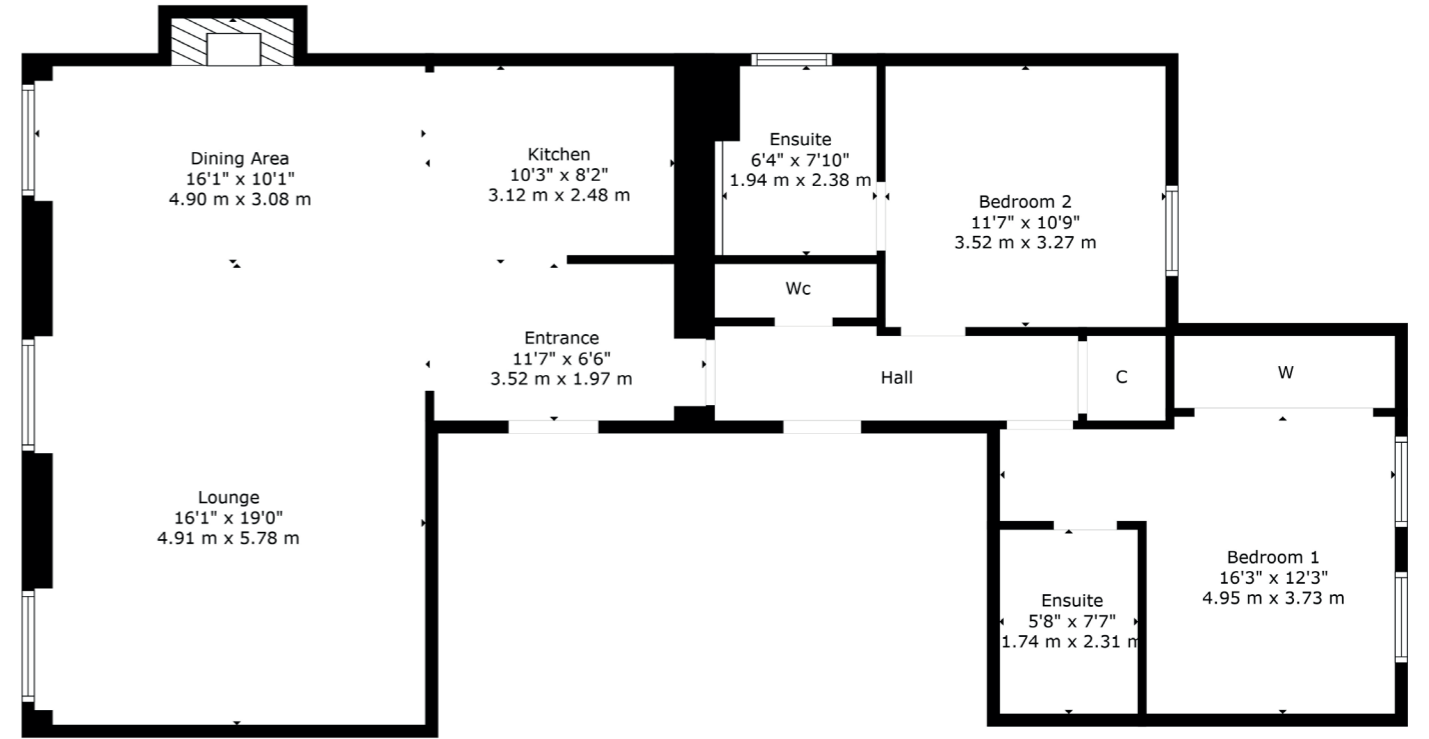
212 Bath Street is an impressive two bedroom first floor apartment held within this beautifully converted Georgian townhouse. Located in Glasgow City Centre, the property is ideally located to take full advantage of a range of local amenities and transport links.

The magnificent building is entered via a secure entry system into a stunning residents' reception hall with grand sandstone pillars, striking ornate cupola and cornicing, mosaic flooring, fireplace and original banister leading to the upper levels.

The flat is taking the whole first floor, known as 'piano nobile', and our client has updated the interior of the flat, respecting the building character and ornaments. Internally, the accommodation comprises; welcoming reception hallway with beautiful wooden flooring extending through to the lounge and additional storage cupboard off. An extremely bright and spacious drawing room with beautiful ornate cornicing detailing, 13 ft ceiling height, three large floor to ceiling windows allowing an abundance of light to pour through, feature fireplace and ample space for dining. There is a modern, stylish open plan kitchen off the lounge with top range integrated appliances, a range of base and wall mounted units and breakfasting bar. There are two good-sized double bedrooms to the rear of the property, both offering modern ensuites, wood paneling detailing and the principle further benefiting from in-built storage. To complete the internal accommodation, there is a well-appointed modern W.C off the hall.

In addition, the property benefits from gas central heating, refurbished sash and case windows, secure entry system and eligibility for residents permit parking.





The property is situated in the heart of Glasgow City Centre.

There are excellent local bars and restaurants including The Citizen Glasgow, The Spanish Butcher, Paesano Pizza, Wunderbar, Bucks Bar, The Corinthian Club etc. Additionally, there a wide variety of shopping outlets along Glasgow Buchanan Street and Sauchiehall Street, as well as entertainment activities such as Glasgow Cineworld, Jungle Rumble Adventure Golf and X-Escape Room.

Established educational institutes such as The University of Strathclyde, Glasgow Caledonian University, Glasgow School of Art, The Royal Conservatoire of Scotland and City of Glasgow College are located nearby.

There are many links to the M8 motorway and Glasgow International Airport. Public transport is very accessible with Glasgow Buchanan Bus Station, Glasgow Queen Street and Buchanan Street subway station being in close proximity to the property.

**WE5058** | Sat Nav: 212 Bath Street, Glasgow City Centre, G2 4HW

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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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