



**4/3 104 MINERVA STREET**  
FINNIESTON

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This luxury development the heart of Finnieston was completed by the award-winning Drum Property Group in 2022 and is situated directly opposite the SECC and Hydro and connected to the city centre via the Exhibition Centre train station. Drum's exciting development has some of the finest one, two and three bedroom, and penthouse apartments in the city and is in the heart of Finnieston's vibrant community, one of the UK's trendiest places to live. Today Finnieston has been promoted and built up as a modern residential and leisure area, mirroring Shoreditch in London. To this end, many new bars and restaurants have been established, including The Ox & Finch, The Gannet, The Kelvingrove Café, The Crab Shakk and The Finnieston.

Apartment 4/3 at 104 Minerva Street benefits from wonderful views towards Glasgow's iconic landmarks, The Hydro and The Finnieston Crane. The building has a secure entry system leading to a well-maintained residents hall with lift access to all levels. The internal accommodation comprises; welcoming reception hall with ample storage off, beautiful open plan lounge and kitchen, and two well-proportioned double bedrooms with fitted wardrobes, and the principal benefiting from a stylish en-suite shower room. An equally stunning bathroom completes the accommodation on offer.

Luxury specification is incorporated in this individually designed apartment, which includes the bespoke kitchen by award winning designers Kitchens International with Siemens integrated appliances. The luxurious bathroom and en-suite have Laufen sanitary ware and stylish fittings by Hansgrohe.

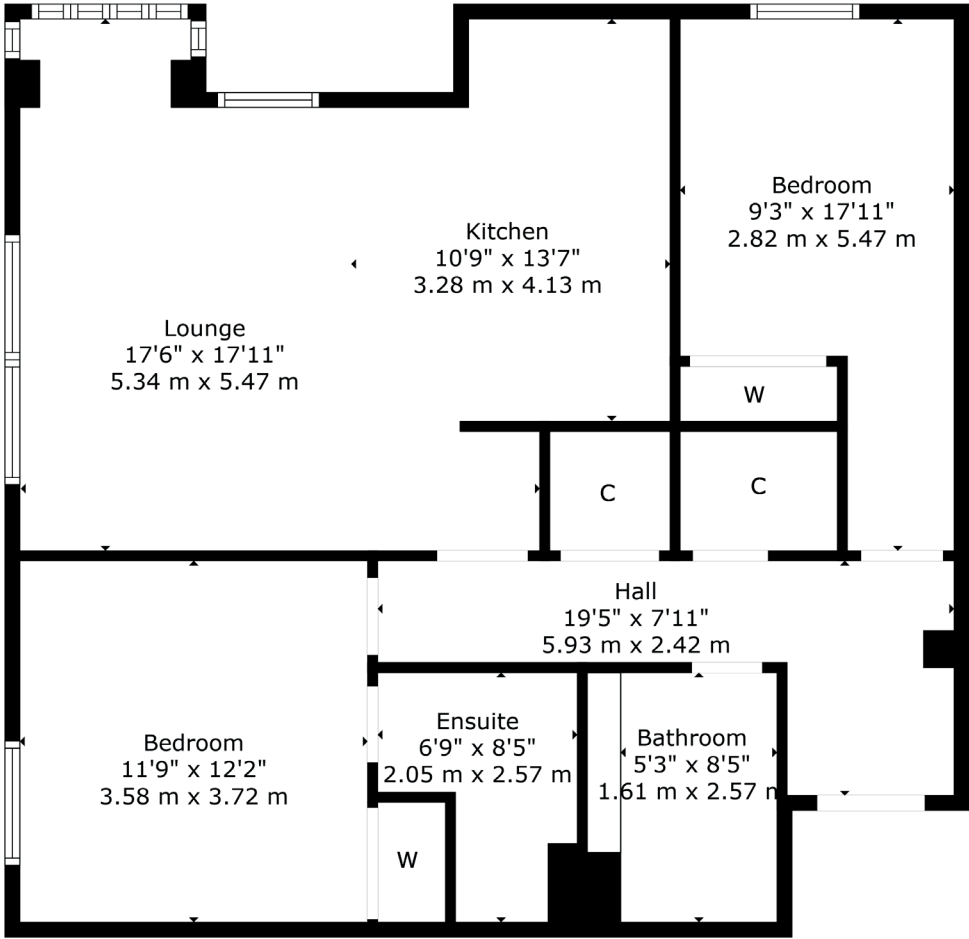
The building is managed by Taylor & Martin property management and the apartment benefits from exclusive use of an allocated parking space. One of the most appealing features is the development's central energy centre that services the heating and hot water to each property. The heating system and all other equipment located in the Energy Centre, including but not limited to the communal boiler system, fire alarm, ventilation, water tanks, water pumps are maintained by Protech. More detailed information can be sought via the Corum team.

*Subject to legal agreement, additional parking is available to purchase or rent. Please reach out for more information.*









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Finnieston is also home to the SEC and the world-renowned OVO Hydro, where many events and concerts are held.

Public transport is available by bus and rail and there are excellent road links to Glasgow City Centre, via the Clydeside Expressway, the Clyde Tunnel and motorways.

**WE4922** | Sat Nav: 104 Minerva Street, Finnieston, Glasgow G3 8BY

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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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