



**2/3 7 BATH STREET**  
GLASGOW CITY CENTRE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

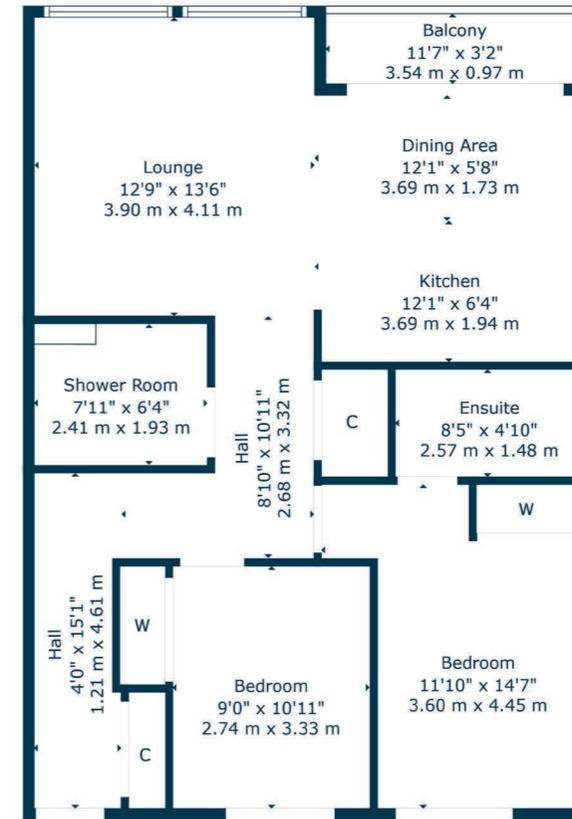
This luxurious two-bedroom apartment is within Buchanan Gardens, arguably one of Glasgow City Centre's leading residential developments, originally designed as an oasis in the city and hailed as one of the most impressive and innovative modern city developments. Centred round a lush and bio-diverse residents' 'sky garden', it was an eco-home project offering high level insulation for both sound and climate, and also includes a residents' gym and secure cycle storage.

Entrance to the building is via a residents'-controlled entry system, leading to a well-maintained communal hallway with lift and stair access to all levels. Internally, the property has been well-maintained and upgraded to a high standard by the current proprietors, with the internal accommodation comprising; welcoming reception hallway with a storage and utility cupboard off, and an impressive and extremely bright lounge, with direct access through sliding doors to the private balcony, with beautiful open views over Buchanan Street. The modern kitchen is open plan to the lounge and boasts a range of base and wall mounted units, high-spec integrated appliances and ample space for dining.

There are two good-sized double bedrooms, both offering built-in storage, with the principal further benefiting from a modern ensuite shower room with underfloor heating. Both bedrooms further benefit from direct access to a private terrace, which in turn leads to the wonderful communal gardens on the same level. To complete the internal accommodation on offer, there is a beautifully upgraded three-piece shower room with free-standing rain fall shower and underfloor heating.

The property features gas central heating with a new gas combi boiler, double glazing throughout, easily maintained private terrace to the rear, access to the 'sky garden', gym and secure cycle storage. Parking options available are season tickets within the concert square or Bath Street Q-Park, both located nearby to the development.





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 are 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.

**WE5319** | Sat Nav: 2/3 7 Bath Street, Glasgow City Centre, Glasgow, G2 1HS

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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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