



**Flat 4/4 Block 2, The Argyle Building, 490 Argyle Street, Glasgow G2 8AN**  
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## Situation

Argyle Street is centrally located for the City Centre, business districts, Merchant City and West End amenities including Glasgow University, Botanic Gardens and Kelvingrove Park & Art Galleries, this property is conveniently located for easy access to all the city has to offer.

The area surrounding the development offers a range of amenities and is in close proximity to the SECC, Clyde Auditorium, the Hydro and Nuffield Health & Fitness Club. The 'Squinty' Arc Bridge links the north bank of the river Clyde to the south bank at Pacific Quay where the BBC and the SMG are headquartered. Argyle Street offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets. And the new cycle lane under construction.

Excellent access to main arterial road networks (M8 / M77 & Clyde tunnel) & regular bus, Underground (St Georges Cross) & rail links (Charing Cross) for commuter access. Short distance to Glasgow Central.









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## Property Description

A well presented modern two bedroom fourth floor flat located within the popular Argyle Building close to numerous local amenities and transport links.

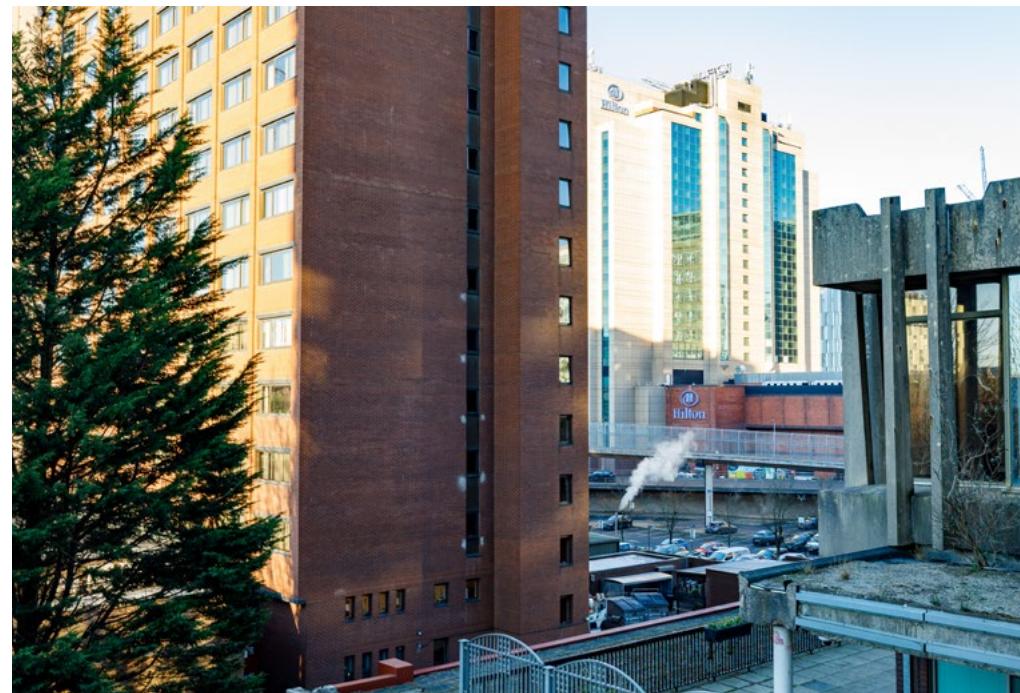
Internally the complete accommodation comprises:

Entrance vestibule. Reception hallway gives access to all other apartments storage cupboard off. Bright sitting room with Juliet balcony, open plan kitchen with a range of floor and wall mounted cabinets, coordinated worktops and recently replaced integrated fridge/ freezer washing machine and oven. Two double bedrooms(principal with ensuite shower room). The bathroom with a three piece white suite completes the accommodation.

The property is further complimented by electric heating, double glazing, security door entry, and lift access.





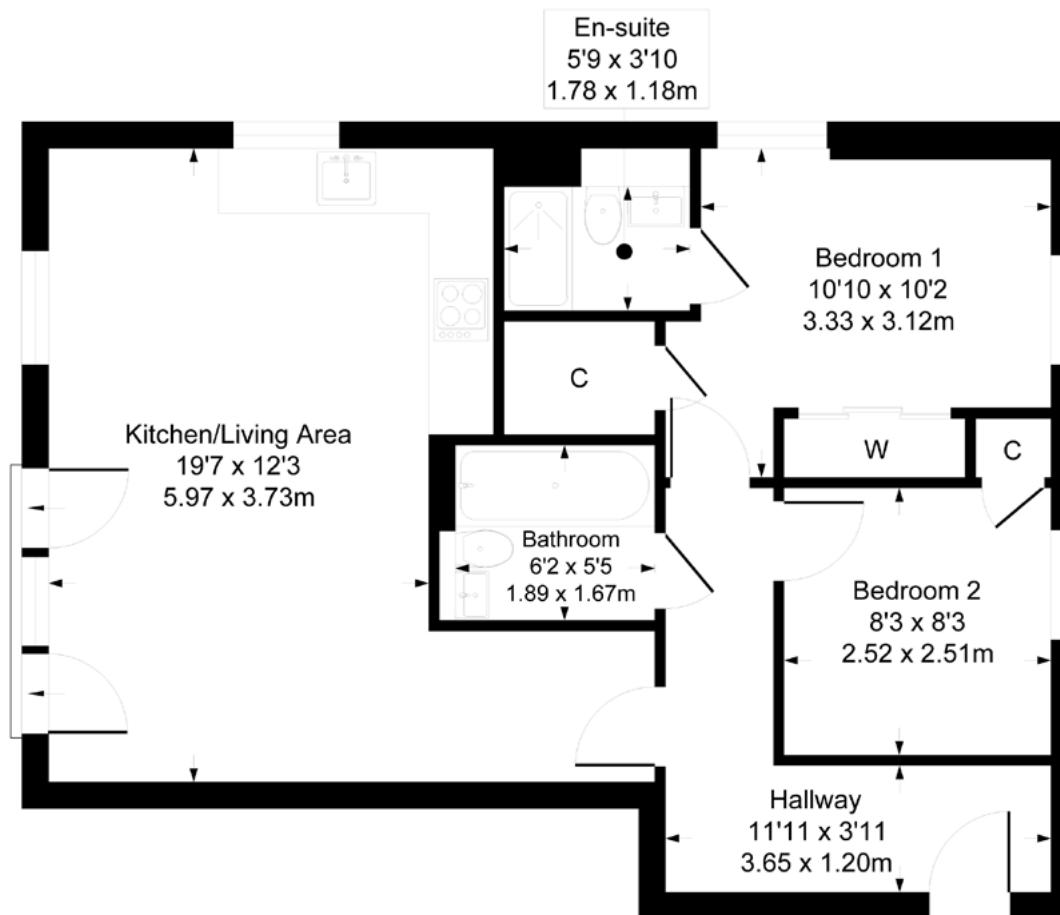




# Flat 4/4 490 Argyle Street, Glasgow

Approximate Gross Internal Area

648 sq ft - 60.20 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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## Viewing

By appointment through

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Newton Mearns

## Outgoings

Glasgow City Council

Band E

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band C

## Services

The property is supplied by mains water, electricity, and drainage.

## Local Authority

Glasgow City Council

City Chambers

Glasgow

G2 1DU

Tel: 0141 287 2000

## Property Reference

3511