



**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

Flat 17, The Albion Building

60 INGRAM STREET, GLASGOW, G1 1EX



The 'Merchant City' is the core residential district of Glasgow city centre and, upon visiting the area, its appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and nightlife. Its location within the heart of the city centre places it right next to the core retail district of Glasgow, the premier retail location within the UK out with London. Allied to this, the 'Merchant City' itself is the prime location for some of Scotland's leading style bars and restaurants. Buyers within the 'Merchant City' are therefore looking to find that perfect property which offers an urban retreat located right at the heart of the action and this is one such apartment.

Public transport is available by both bus and rail (Queen Street station is within a short stroll) and Glasgow has its own underground network offering the commuter access to parts of the south side, city centre and west end. Glasgow's M8 motorway network offers the commuter access to Stirling and Edinburgh City Centres, as well as Glasgow's International Airport and beyond.



Recent years have witnessed a renaissance in the city centre, where many former office buildings have been converted to residential apartments. Luxury apartments have been at the forefront of this change, offering a level of space, specification and exclusivity previously not seen in Glasgow. The market in the Merchant City, in particular, has welcomed the increasingly high standards and this apartment will be highly sought after by the style-conscious and the business-minded alike.



McEwan Fraser Legal is delighted to give a discerning purchaser the opportunity to acquire this superb third-floor flat in the sought-after Albion Building. The apartment enjoys one ample double bedroom, generous kitchen, lift access and a spacious lounge. Internally, the property has been well maintained by the current owners and is available to the market chain free.

Accessed from vibrant Ingram Street this lift-serviced apartment offers city living with all possible conveniences on the doorstep. Secure entry affords privacy and on entering the apartment itself there is a generous and spacious hallway with a large cupboard with plumbed washing machine. The hallway gives way to an open-plan lounge/kitchen area where the views over bustling Ingram Street are far enough away there is little noise. This flexible space would suit many furniture configurations and the well-appointed kitchen is the ideal place to prepare a tasty meal. There is access to the bedroom from this apartment as well as from the central hallway. This very generous double bedroom has open built-in wardrobe/storage space and benefits from the same high ceilings as elsewhere in the apartment.

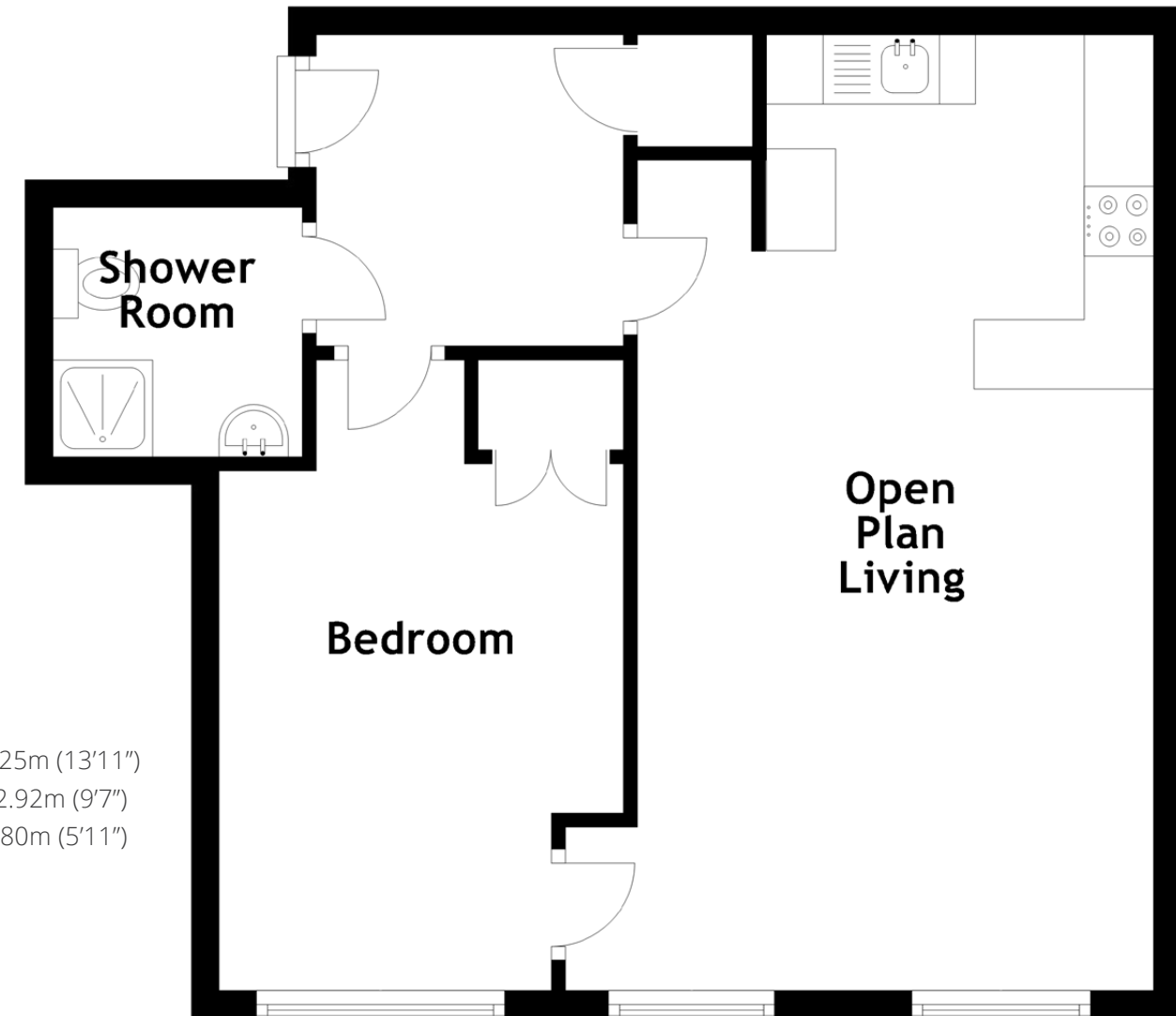
This prime property is currently privately tenanted until August when vacant possession can be obtained. Until then viewings will be very selective and only serious purchasers will be permitted access. Very high interest is expected in a property in such a prime location.

Buyer's Premium Value: £2500





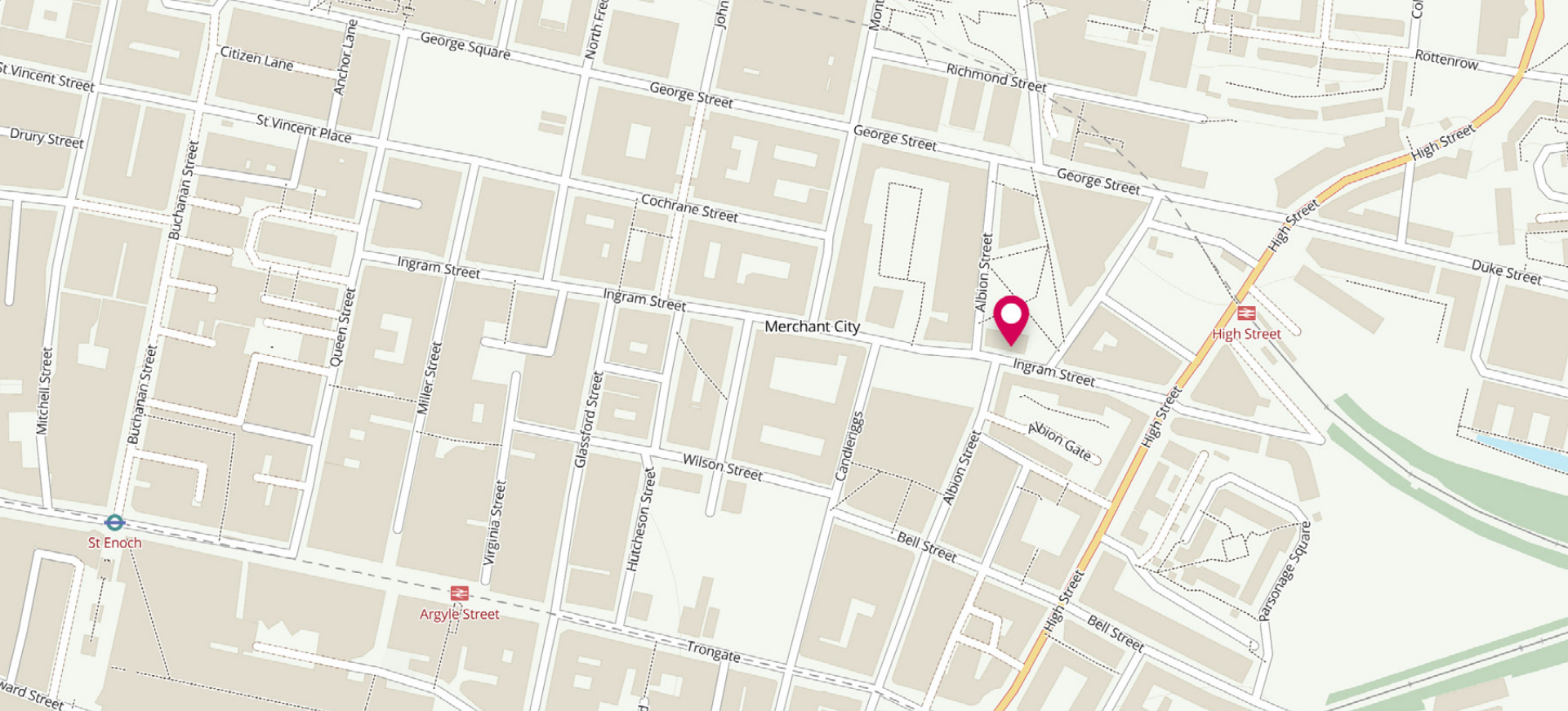
bedroom & shower room



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.90m (22'7") x 4.25m (13'11")
Bedroom	4.55m (14'11") x 2.92m (9'7")
Shower Room	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 50m²
EPC Rating: E



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Tel. 0141 404 5474
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

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Text and description
MARK WATSON
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer