

1/9, 145 Albion Street

MERCHANT CITY, GLASGOW, G1 1QS



Stunning two-bed apartment, the Herald Building - one of the Merchant City's most iconic buildings, spacious accommodation



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We are delighted to offer to the market this stylish two-bed apartment. This iconic building is regarded as a special example of 'Machine Age' 20th - Century Architecture and was originally commissioned by Lord Beaverbrook in 1937, as a flagship building to house and print his national newspaper - The Daily Express. Latterly, it also housed the Glasgow Herald, before being redeveloped and beautifully modernized into a fine example of Glasgow's unique architecture.

The spacious, low-maintenance, design-led property just oozes modern urban living and is presented to the market in good condition throughout.

THE LOUNGE/KITCHEN



The apartment has been well-designed to maximize the natural available light and create a modern ambience. Room dimensions are excellent and the accommodation has been arranged to offer flexibility and individuality, with a seductively elegant open-plan living, dining and kitchen area.



The kitchen has integrated appliances including; a built-in electric oven, hob and dishwasher, equipping it for both convenience and functionality. There's also a recessed area to house the freestanding fridge freezer.

The unique extensive glazing in the lounge creates a literal wall of glass and brings in the maximum available light. Tremendous views of the surrounding area are available from here and there's ample space for a dining table and chairs.





Clear, crisp and contemporary styling continues into the two bedrooms. Both have ample space for freestanding furniture, while the master benefits from a built-in wardrobe recess and the second bedroom from tremendous extra storage space.

The tiled bathroom has a white suite, a mains shower over the bath and a utility space which houses the washing machine.

THE BATHROOM



BEDROOM 1



BEDROOM 2



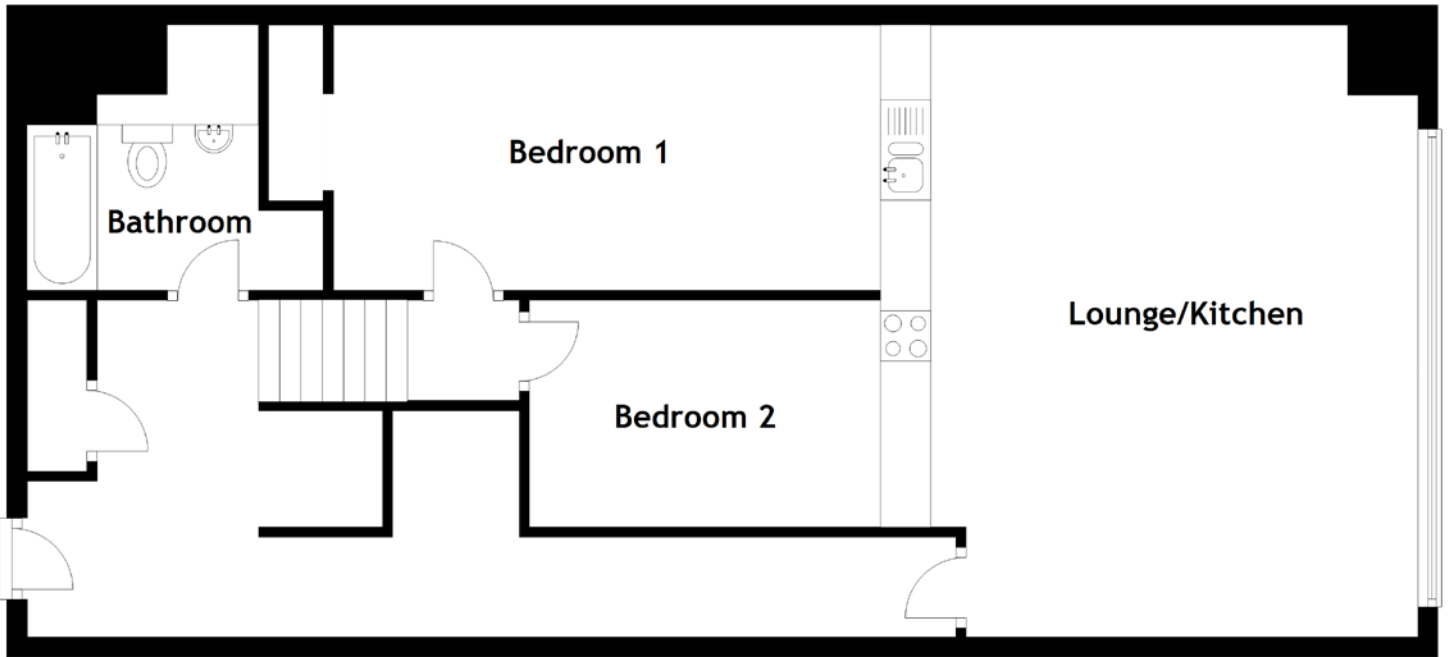
The apartment is serviced by electric heating and has good integral storage throughout, as well as two cupboards in the hallway, making the very best of available space. Secure entry access and two lifts complement the building. Reasonably priced parking is available in any one of the nearby NCP car parks, only within a short distance from the apartment.

Early viewing is a must for anyone seeking a very stylish place to call home or a solid Buy-To-Let Investment property.

COMMUNAL AREAS



FLOOR PLAN, DIMENSIONS & MAP

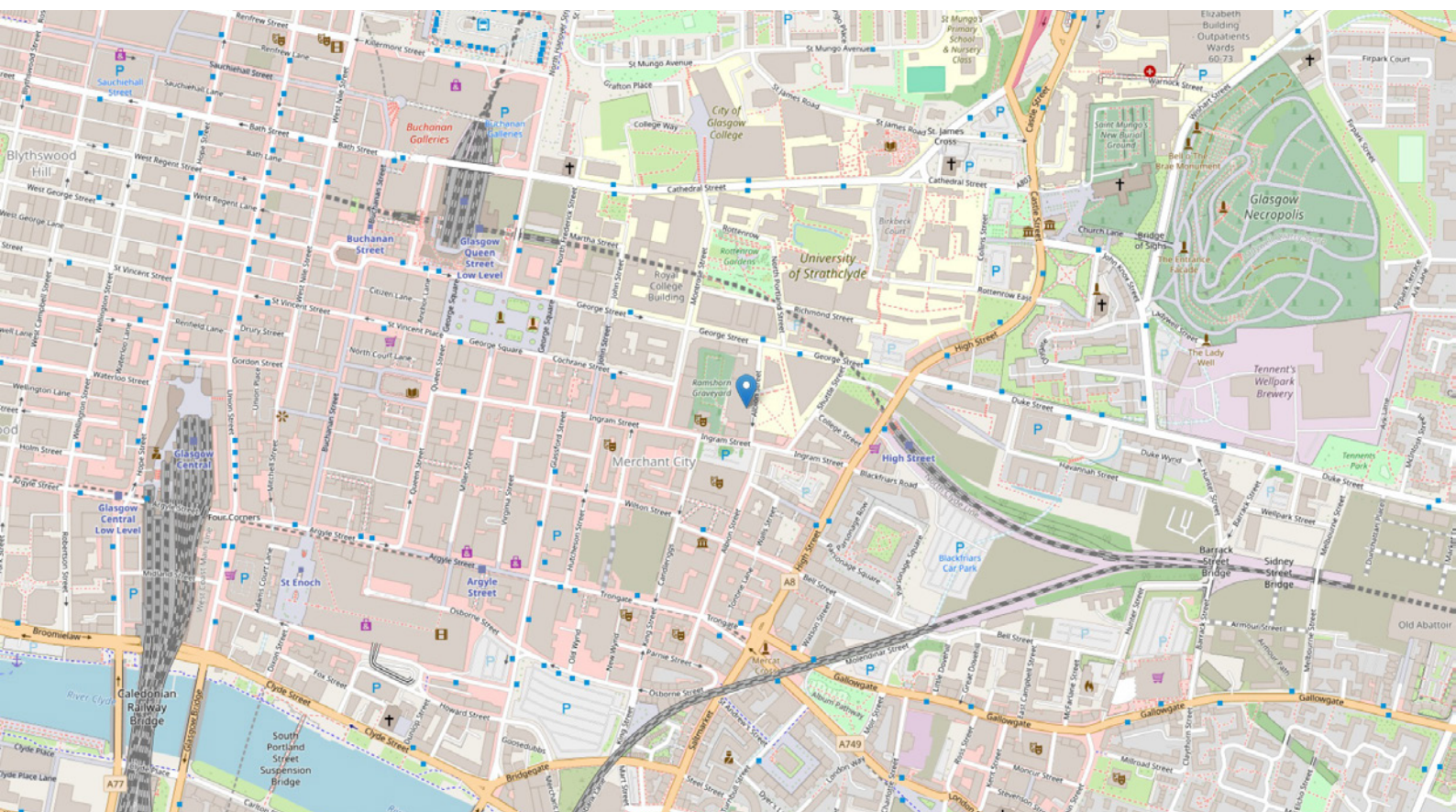


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.10m (20') x 4.50m (14'9")
Bathroom	2.70m (8'10") x 2.30m (7'7")
Bedroom 1	5.35m (17'7") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 2.25m (7'5")

Gross internal floor area (m²): 80m²
EPC Rating: C

Extras: The factors are Newton property management - See system for costs.



THE LOCATION

The iconic Herald Building in Glasgow is a great place to live and commute from. The transport links by bus and rail are literally two minutes away, as is the thriving social scene all around this vibrant heart of the Merchant City.





For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The airport is attainable in only 20 minutes.

There's an excellent range of schools, shops, bars, cafes, top-class restaurants, and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.



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