

Flat 226, 95 Morrison St

GLASGOW, G5 8BE



*Exceptional two-bedroom flat with mezzanine
in the historic old Co-Op building, Glasgow*



0141 404 5474



www.mcewanfraserlegal.co.uk



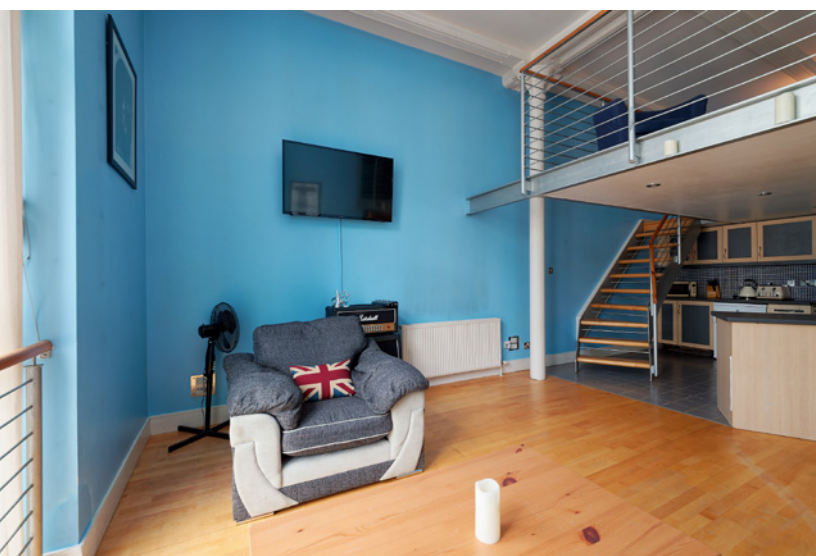
info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this one-of-a-kind two-bedroom flat with mezzanine, set in Glasgow's historic old Co-Op building.

Tucked within one of Glasgow's most architecturally significant and character-rich buildings, this truly unique flat offers a rare blend of history, style, and substance. Located in the iconic Old Co-Operative building, a striking red sandstone conversion that reflects Glasgow's proud industrial heritage, this home is perfect for those seeking something with real personality.

THE LOUNGE



From the moment you enter, you're greeted by a sense of space and light that's hard to find elsewhere. The property has been lovingly maintained and upgraded to an impeccable standard, allowing for immediate walk-in living with no work required. The main living space is dramatic and inviting, with double-height ceilings that stretch upwards and flood the room with natural light through tall, original-style windows. The exposed beams and industrial-style finishes pay homage to the building's history while adding a modern, loft-like atmosphere.

THE KITCHEN



A sleek, fully fitted kitchen sits neatly to the side, offering integrated appliances, clean lines, and clever storage, perfect for both quiet nights in and entertaining.



Overlooking the living area is a stylish mezzanine level, ideal for a home office, second bedroom, creative studio, or reading nook. Its elevated position makes it feel tucked away while remaining visually connected to the rest of the flat.

THE MEZZANINE/BEDROOM





The contemporary bathroom has been finished to a high standard with quality tiling, a powerful overhead shower, and chic modern fittings. The bedroom is generously proportioned, again boasting impressive ceiling height, tall windows, and a calming, minimalist design that creates a peaceful retreat.

THE BATHROOM



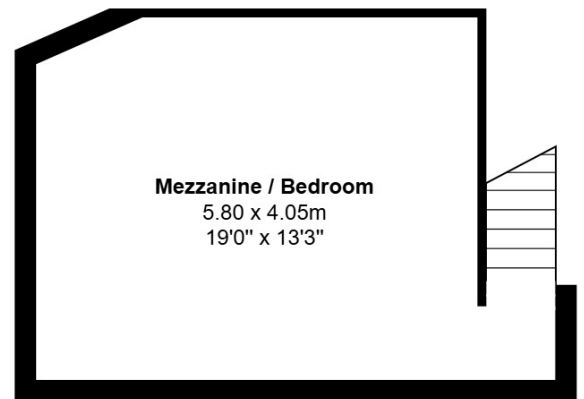
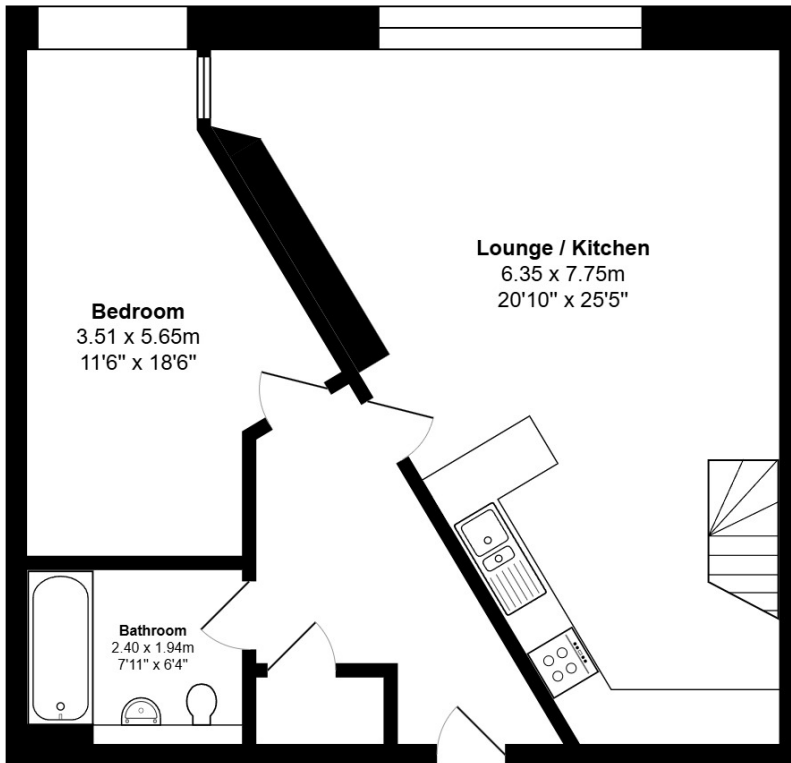
THE BEDROOM



COMMUNAL AREAS

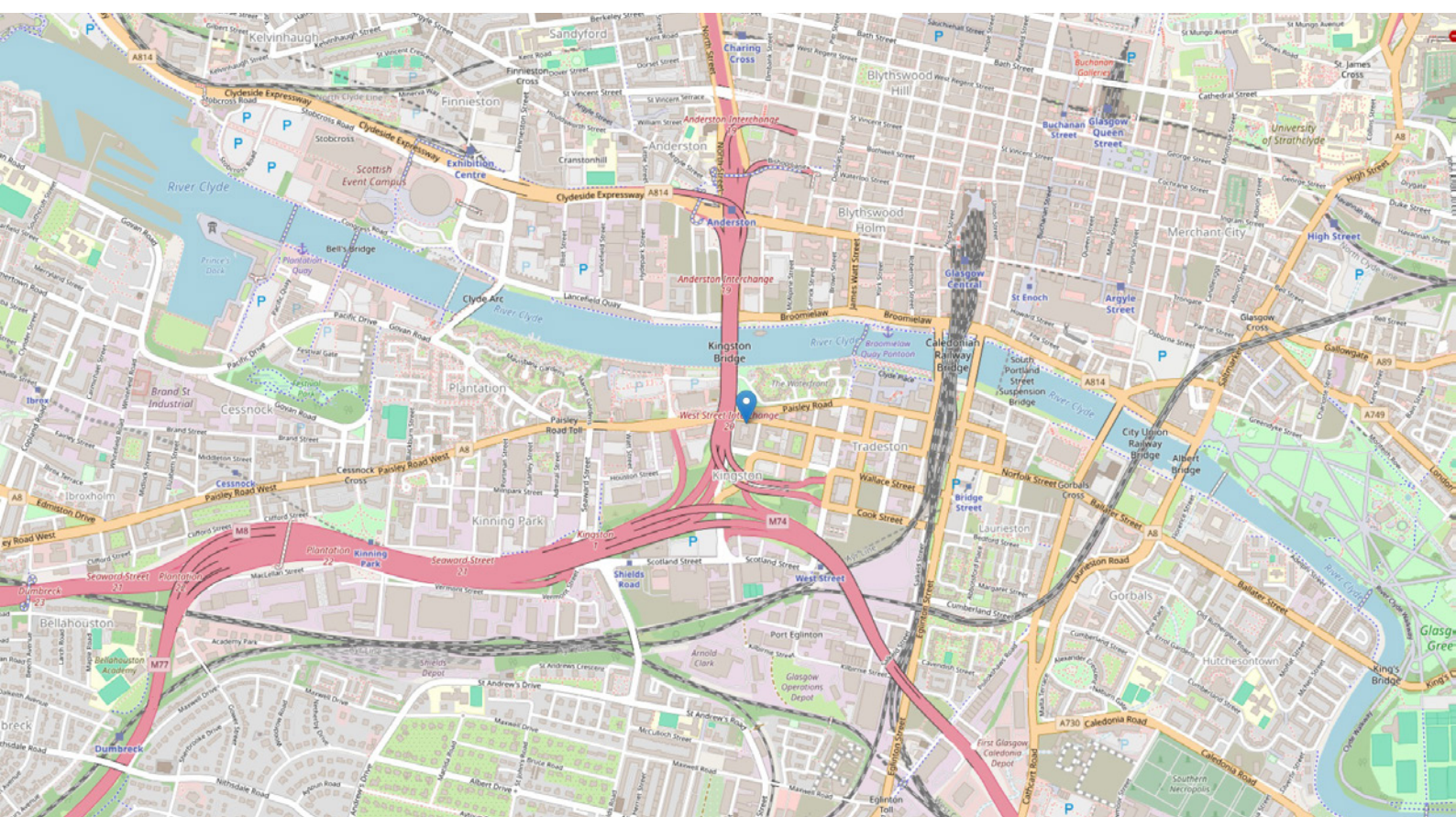


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 88m² | EPC Rating: E



THE LOCATION

Tradeston is one of Glasgow's most exciting and rapidly evolving neighbourhoods, perfectly blending the city's industrial heritage with modern urban regeneration. Located on the south bank of the River Clyde, just a short stroll across the bridge from Glasgow's bustling city centre, Tradeston is becoming a go-to destination for professionals, creatives, and investors alike.





Once a hub of shipbuilding and warehousing, the area has undergone a striking transformation in recent years, thanks to a wave of redevelopment and the opening of the Glasgow City Innovation District nearby. Tradeston now boasts a mix of stylish residential conversions, modern apartments, riverside cafes, and co-working spaces, all while retaining its authentic, urban character.

The newly completed Cycling and Pedestrian Bridge (aka the Squiggly Bridge) offers a direct and scenic route into the heart of the city, connecting Tradeston to Finnieston, the West End, and beyond. Transport links are superb, with M8 and M74 motorway access just minutes away, and several train and subway stations within walking distance, including West Street and Bridge Street stations.

From riverside walks to artisan coffee spots and excellent connectivity, Tradeston offers the perfect mix of city living, historical charm, and future-forward potential. As the area continues to grow and attract new investment, it's quickly becoming one of Glasgow's most desirable places to live, work, and invest.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.