

2/1 280 Bell Street

CALTON, GLASGOW, G4 0SZ



Contemporary city living in walk-in condition, prime Merchant City location



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Jonny Clifford with McEwan Fraser Legal is delighted to present this beautifully finished two-bedroom apartment, set within the heart of Glasgow's iconic Merchant City - it offers contemporary open-plan living, generous proportions, and a truly unbeatable location. Presented to the market in pristine walk-in condition, this property is ready for immediate occupation, ideal for first-time buyers, professionals, or buy-to-let investors seeking a stylish, low-maintenance home in the city centre.

THE LOUNGE



On entering the property, you're welcomed by a bright and spacious reception hallway with excellent storage, setting the tone for the quality and presentation throughout. The stunning living room is the centrepiece of the home, a superb open-plan space designed for modern living. Floor-to-ceiling windows create a striking focal point, flooding the room with natural light and offering an impressive sense of openness. The layout provides ample room for both lounge and dining areas, perfect for relaxing or entertaining in style.

THE KITCHEN



Flowing seamlessly from the living area, the modern fitted kitchen features sleek, contemporary cabinetry, integrated appliances, and ample counter space. The open layout enhances the social feel of the property, making it ideal for hosting or simply enjoying everyday life in comfort.





The apartment offers two spacious double bedrooms, both tastefully decorated with neutral tones and generous proportions. The primary bedroom benefits from built-in wardrobes, while the second bedroom provides flexibility as a comfortable guest room, home office, or dressing space. The family bathroom is finished to an excellent standard, comprising a white three-piece suite with a shower over the bath, stylish tiling, and modern fittings, completing the internal accommodation.

The development is well-maintained and benefits from secure door entry and lift access, offering peace of mind and convenience.

With its stylish interior, generous living space, and prime location in Glasgow's vibrant Merchant City, this property represents a rare opportunity to secure an outstanding apartment in true walk-in condition.

THE BATHROOM



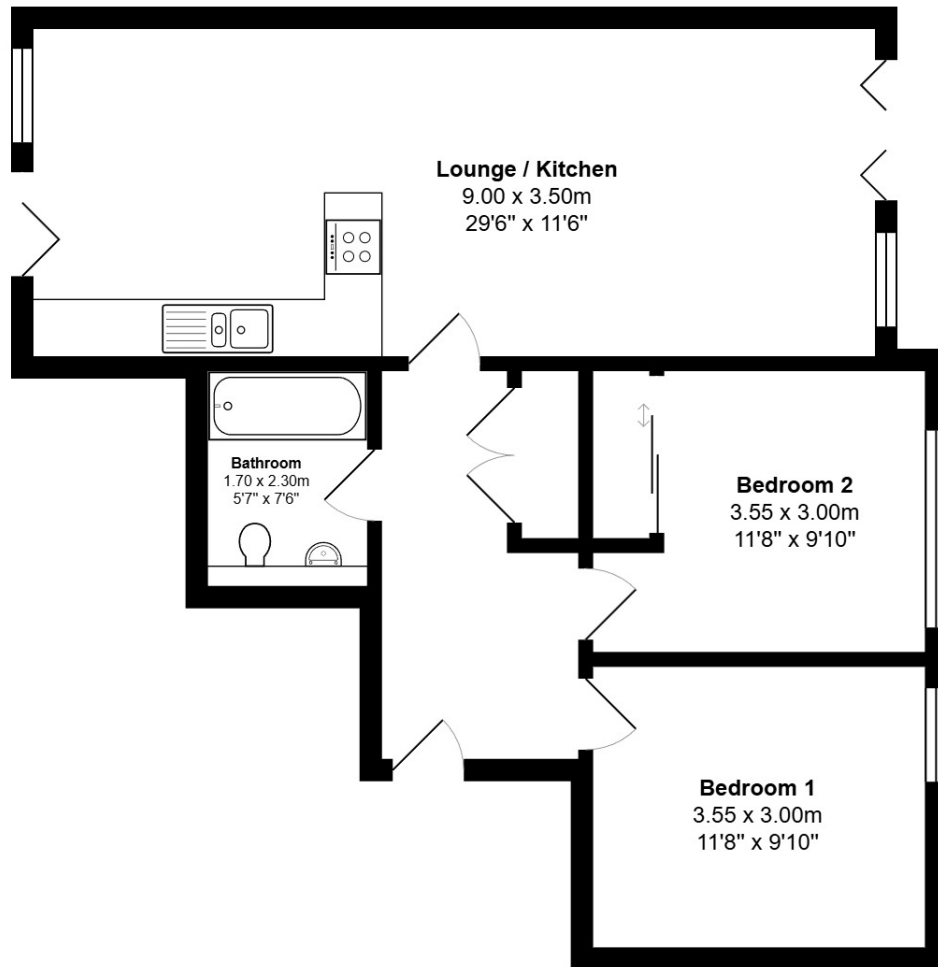
BEDROOM 1



BEDROOM 2

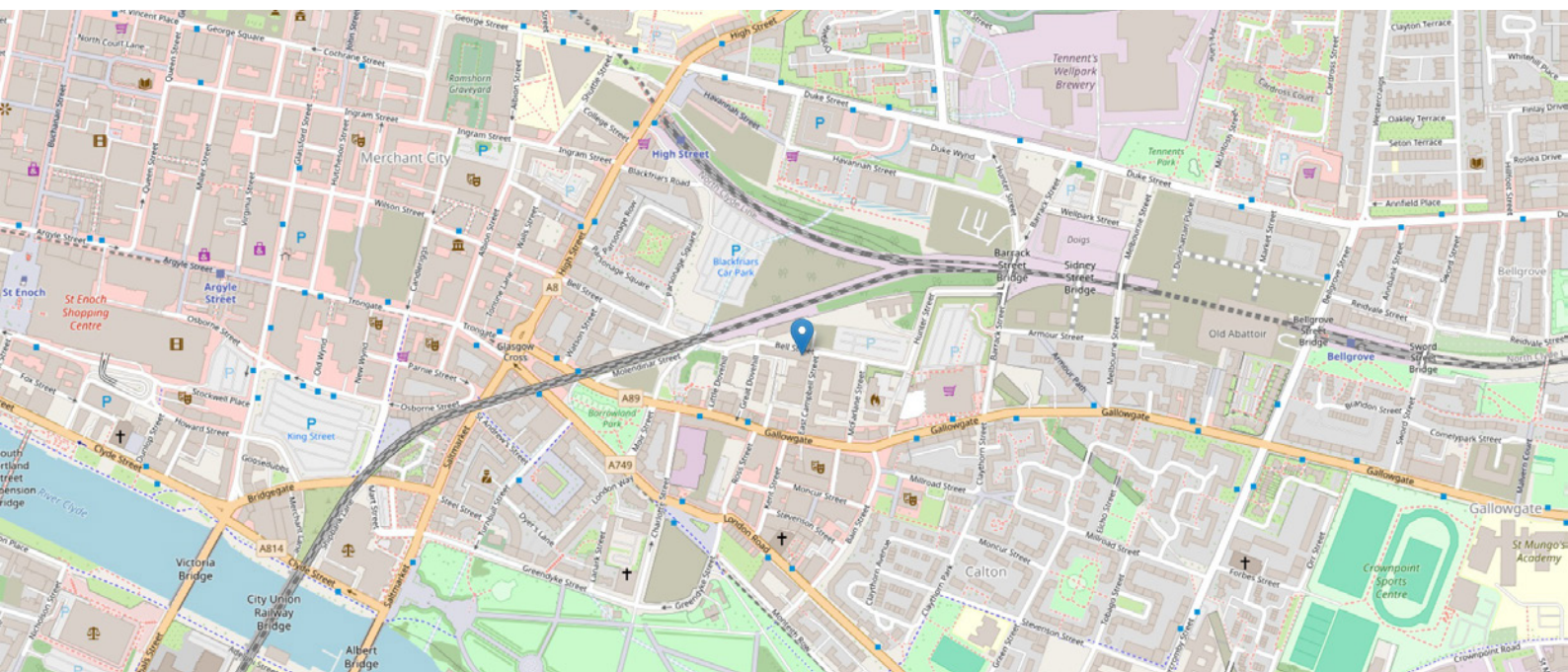


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

Merchant City is one of Glasgow's most desirable and characterful neighbourhoods, a vibrant fusion of historic charm and contemporary urban living. Once the city's bustling trading quarter, home to grand warehouses and merchants' residences, the area has evolved into a stylish cultural hub packed with energy, creativity, and architectural beauty.





Living on Bell Street places you right at the heart of it all. Elegant sandstone buildings and converted warehouse lofts line the streets, while cobbled lanes lead to some of the city's best cafés, restaurants, and boutique shops. Whether you're grabbing brunch at a local favourite, enjoying an evening cocktail on a rooftop terrace, or browsing art galleries and design studios, Merchant City delivers a lifestyle that's both cosmopolitan and distinctly Glaswegian.

The area is also perfectly positioned for professionals and commuters. High Street train station is just moments away, with Queen Street and Glasgow Central stations also within easy walking distance. Excellent bus and subway links, along with quick access to the M8 motorway network, make travel across the city and beyond effortless.

Merchant City is a short stroll from Glasgow's City Centre, Buchanan Street shopping district, and the University of Strathclyde, offering convenience alongside culture. The area also enjoys close proximity to Glasgow Green, one of the city's most beautiful open spaces, ideal for morning jogs or weekend walks. Vibrant, well-connected, and full of character, Merchant City continues to be one of Glasgow's most sought-after places to live, offering a true blend of heritage, luxury, and urban energy.



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