





Mitchell Street  
Glasgow  
G1 3LN

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## Offers Over £215,000

This well presented Top (4th) Floor apartment provides luxury living in the heart of Glasgow City, it has an impressive open plan living space and faces east over Mitchell Street towards the Mackintosh Lighthouse Building.

The building is accessed via security controlled front door with a lift leading to all levels and the development is within a traditional sandstone warehouse refurbished section of the Vienna Apartments Development, completed around 2009 by Burrell Homes.

The property itself is very well presented with a freshly decorated, bright interior and an excellent flowing layout of accommodation which provides a spacious and practical living space with cleverly created dining area off the hallway and a useful study space at one side of the main lounge.

The current accommodation comprises large reception hallway with engineered wooden flooring, inset ceiling downlighters, wall mounted video entry phone and a very useful walk in utility cupboard which also houses the water heater.



## Home Report Valuation £230,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP754332  
Postcode: G1 3LN

Council Tax Band F

EPC Rating C



At the front of the apartment is the impressive lounge/living room with feature wall to one side and elevated windows at the front looking onto Mitchell Street. There is a useful area to the far side which comfortably fits a desk and would be an ideal home office area.

There are two large double bedrooms with the far away bedroom having built in sliding wardrobes and a large en suite shower room comprising double shower enclosure, wash hand basin and w.c.



Large dining sized kitchen with an excellent range of storage units with quality built in Bosch appliances including hob, oven and hood, integrated dishwasher and large fridge freezer.

The main bathroom has a panelled bath with shower from the mixer taps, wash hand basin and w.c.

The property further benefits from electric heating and double glazing.

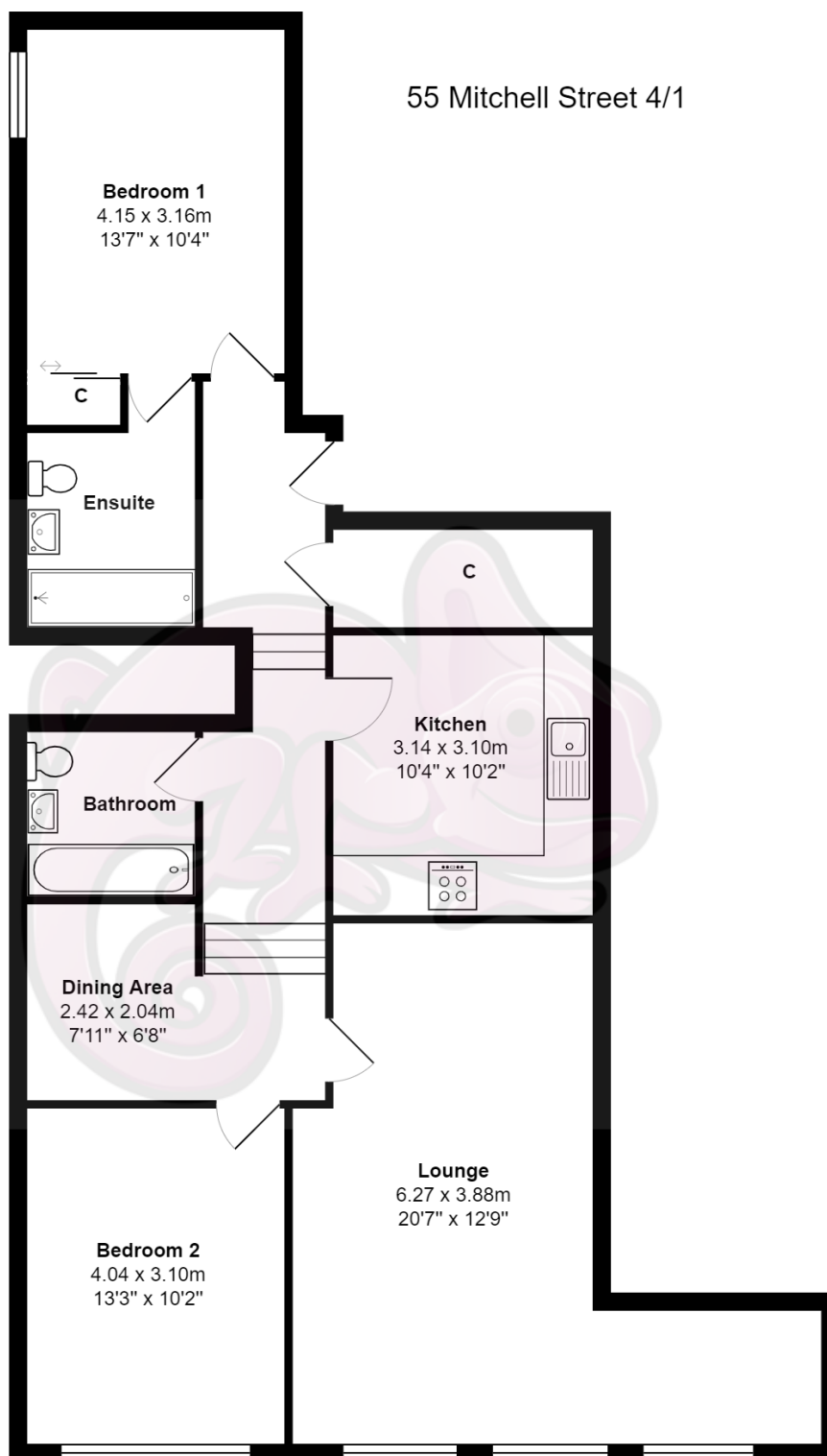


Parking permits are available at nearby Mitchell Street NCP or the Q-Park in Jamaica Street

We also have a current EWS 1 form which shows that no remedial works are required.

## Vendor Comments

*This is an ideal location in the heart of Glasgow and therefore within walking distance of everything you need.*



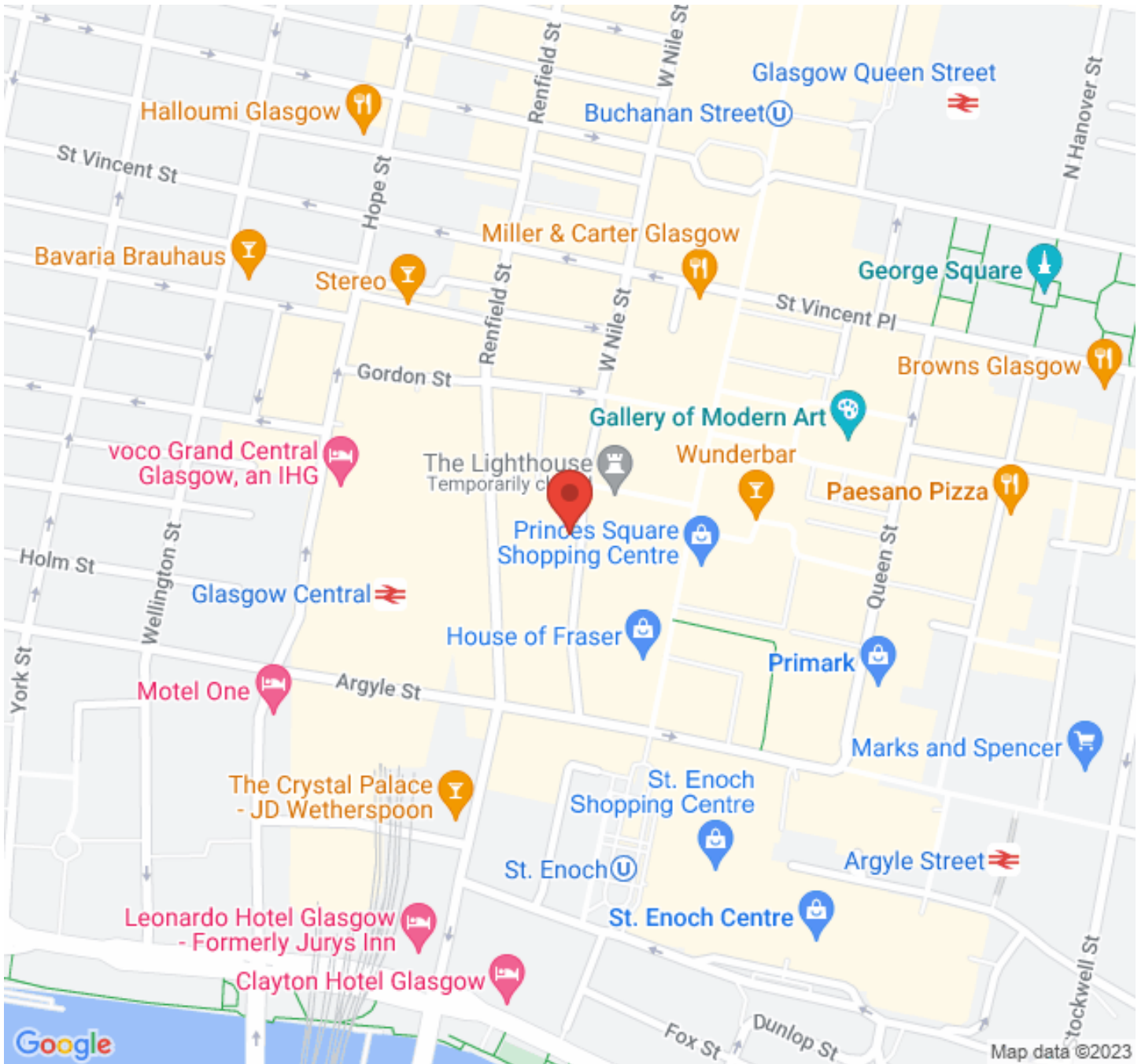
Total Area: 95.3 m<sup>2</sup> ... 1026 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Mitchell Street is an area of Glasgow which has enjoyed significant redevelopment with both commercial developments, exclusive residential buildings and a great selection of renowned restaurants. This location offers unquestionably one of the most envied and prominent social locations Glasgow has to offer with wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants and is also conveniently located for access to the Merchant City. The property is in close proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, the SEC and The Clyde Auditorium.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

