



79 Lancefield Quay
Finnieston, Glasgow
G3 8HA

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Fixed Price £285,000

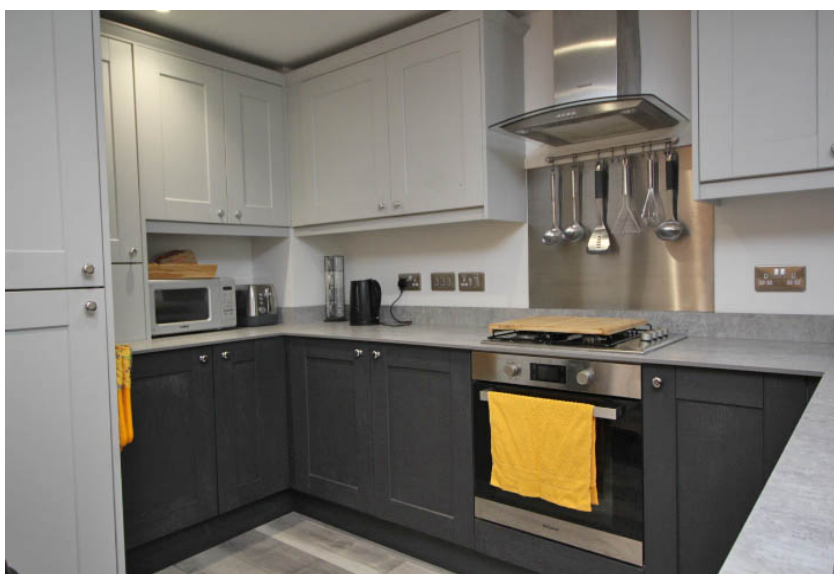
This exceptional 2 bedroom modern Apartment is in superb condition having been recently upgraded throughout and benefits from an idyllic setting on the banks of the Clyde which can be enjoyed from the private balcony.

The property is within the original Waterfront development which was built in the 1980s and the higher standard of finishes, spacious and well presented common areas, large undercover parking area with sensible sized parking spaces is evident when comparing to other waterfront properties in Glasgow.

The main front entrance has security controlled entrance door and then stairs to the first floor where there is a further security door to the first floor apartments. This apartment is on the right hand side behind another door which opens to a large reception area which our client has the benefit of being able to use as storage.

Internally the apartment is presented a very high standard throughout with impressive finishes including quality flooring, immaculate bathroom and en suite, fresh decoration and a lovely balcony with outdoor furniture, modern glass balcony rail and artificial grass.

This particular apartment also has the benefit of two allocated parking spaces within the private, sheltered resident parking area.



Home Report Valuation £280,000

www.packdetails.com
Reference: HP765451
Postcode: G3 8HA

Council Tax Band G

EPC Rating B



The accommodation comprises hallway with two storage cupboards. The main lounge/living room has ample space for large furniture and at the far side adjacent to the kitchen is a perfect recess area ideal for a table.

At the far side is access to the sun room with windows overlooking the water and then from here a door directly to the private, sheltered balcony.

The kitchen itself is finished with a pleasant combination of dark grey fronted base units and plenty wall mounted light grey units and includes an integrated gas hob, oven and hood, inset sink, dishwasher and washing machine as well as ample worktop area and neat splashback.

There are two double bedrooms, both with wardrobes and both looking directly out onto the Clyde which can also be further enjoyed by simply opening the door in each of the rooms which leads directly onto the balcony.



The master bedroom has an en suite shower room with corner shower stall, wash hand basin and w.c

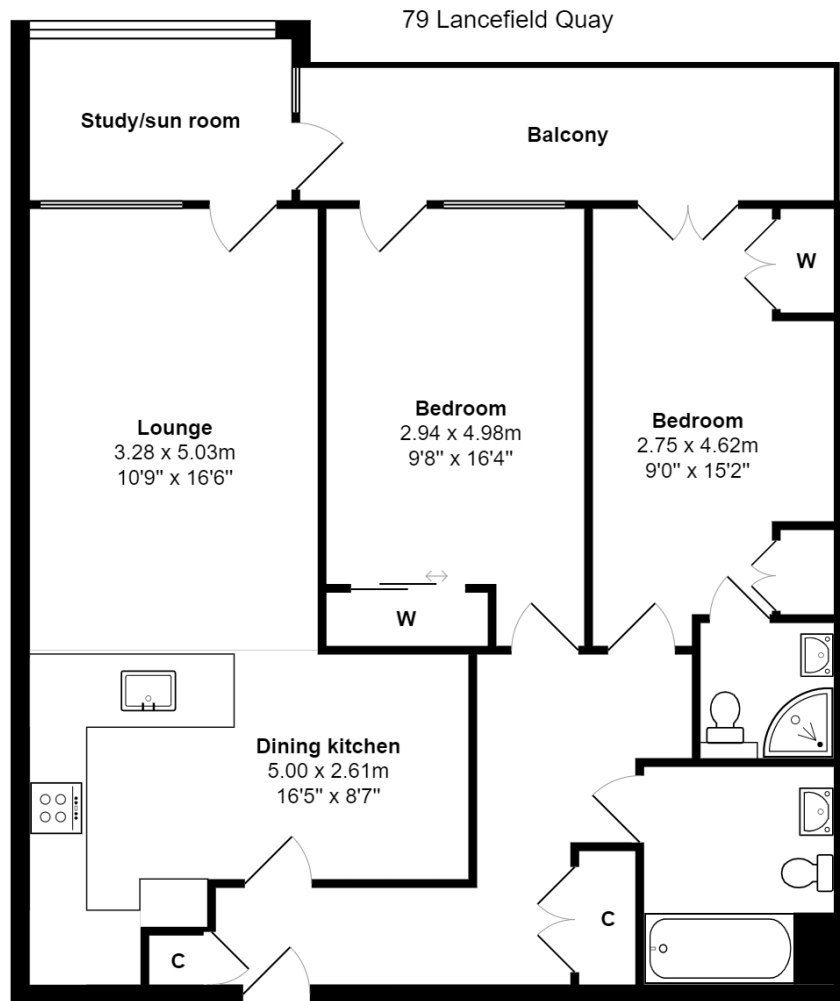
The main bathroom is beautifully presented and has a panelled bath, wash hand basin and w.c.

The property further benefits from gas central heating.



Vendor Comments

This has been the best of city living with lots of opportunities for work, socialising and walking along the water, as well as being a peaceful retreat with us spending our evenings sitting on the balcony overlooking the river watching the swans and ducks who regularly swim past. It's a real gem in an otherwise bustling city centre location.



Total Area: 96.7 m² ... 1041 ft² (Including balcony)

All measurements are approximate and for display purposes only

Location

Lancefield Quay is situated on the edge of the City Centre and offers easy access to the central business district and a superb choice of wine bars, many highly acclaimed restaurants and wealth of amenities including both general and specialist shopping. In addition, being ideally located mid-way between Glasgow City Centre and the trendy West End vibrant neighbourhood of Finnieston. Excellent road links, including M8, M74 and M77 motorways, are all easily accessible as are Exhibition Centre Train Station. Glasgow, Edinburgh and Prestwick airports can all be reached within less than an hour.





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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.

