

4/1, 37 Carnoustie Street, Glasgow G5 8PN



Regent Property are proud to present to the market this truly outstanding triplex, 3 bed flat, located in the ever popular and convenient Tradeston locale, just a stone's throw from Merchant City.

KEY FEATURES

- Allocated underground parking space
- Skyline views
- Two bathrooms
- Triplex layout
- Excellent transport links
- Three double bedrooms
- Abundant storage
- Secure entry system

OFFERS OVER £249,000

Unquestionably one of the finest apartments available within this popular development, this exceptional triplex flat is cleverly configured, offering a rare blend of abundant space, contemporary style, plentiful natural light and an unbeatable location, just a short stroll from Glasgow City Centre- perfect for modern living.

Accessed via a secure entry system, the property opens into a spacious and inviting reception hallway, leading to two well-proportioned double bedrooms (one currently utilised as a home office) and a stylish downstairs shower room, creating a perfect level for guests. Upstairs, the second floor forms the heart of the home, featuring a bright and expansive living room with defined alcove which could be used for formal dining or as a cozy reading nook etc, with views towards the courtyard. Also on this floor is a separate breakfasting kitchen with a range of modern base and wall mounted units, integrated appliances and a breakfast bar for casual dining.

The entire top floor is dedicated to an expansive master suite- a truly luxurious retreat with skyline views and a calm, contemporary feel. Generously proportioned and bathed in natural light, the space is enhanced by neutral tones and soft carpeting, whilst effortlessly accommodating a king-sized bed and additional furnishings without compromising on comfort. The full width layout creates a sense of openness, with a sleek, four-piece en-suite with ample eaves storage to one end, whilst a dedicated dressing area with dressing table and built-in storage add functionality to this private haven.

The property offers true walk-in condition, and its split-level design maximises natural light and privacy. Further benefits include private front and back door access to the communal areas, a wet electric heating system, double glazed windows, lift access and a private underground allocated parking space.

Ideally located in the popular Tradeston area, just south of the river Clyde and mere minutes from the heart of Glasgow's City Centre, Carnoustie Street enjoys a prime location in the G5 postcode, benefitting from easy access to City Centre amenities, excellent transport links, higher education institutions, and green spaces, making it ideal for professionals, creatives and city dwellers alike.

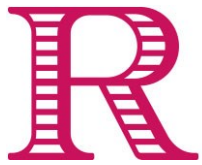
In the immediate locale, a wide range of shops, cafes, gyms and supermarkets can be found, and the nearby Springfield Quay offers restaurants, bars, cinema and casino. The property is also well located for Merchant City as well as Strathclyde and Caledonian Universities plus the City of Glasgow College and easy links to the Southside also. Meanwhile, the new Barclays Glasgow Campus provides a pivotal role in the sustained growth of this area and continues to attract additional investment.

Commuting is seamless, with good cycle and bus routes, and West Street Subway Station and Glasgow Central Station both a short walk, offering links across the city and beyond. For drivers, the nearby M8, M74, and M77 motorways offer swift access across the Central Belt and to Glasgow Airport. Cycle routes along the Clyde and bus connections on nearby Eglinton Street and Paisley Road further enhance connectivity.

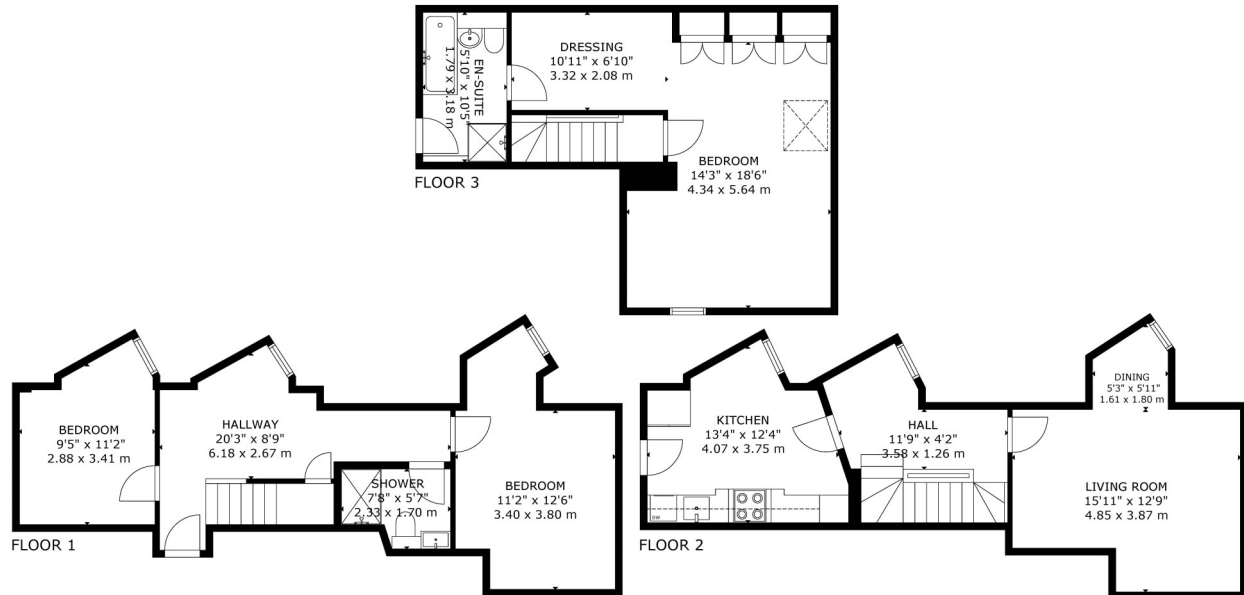
The perfect lifestyle property, beautifully appointed and commodious and bound to attract high levels of interest, early viewing is strongly advised.

Council Tax: G EPC Rating: D

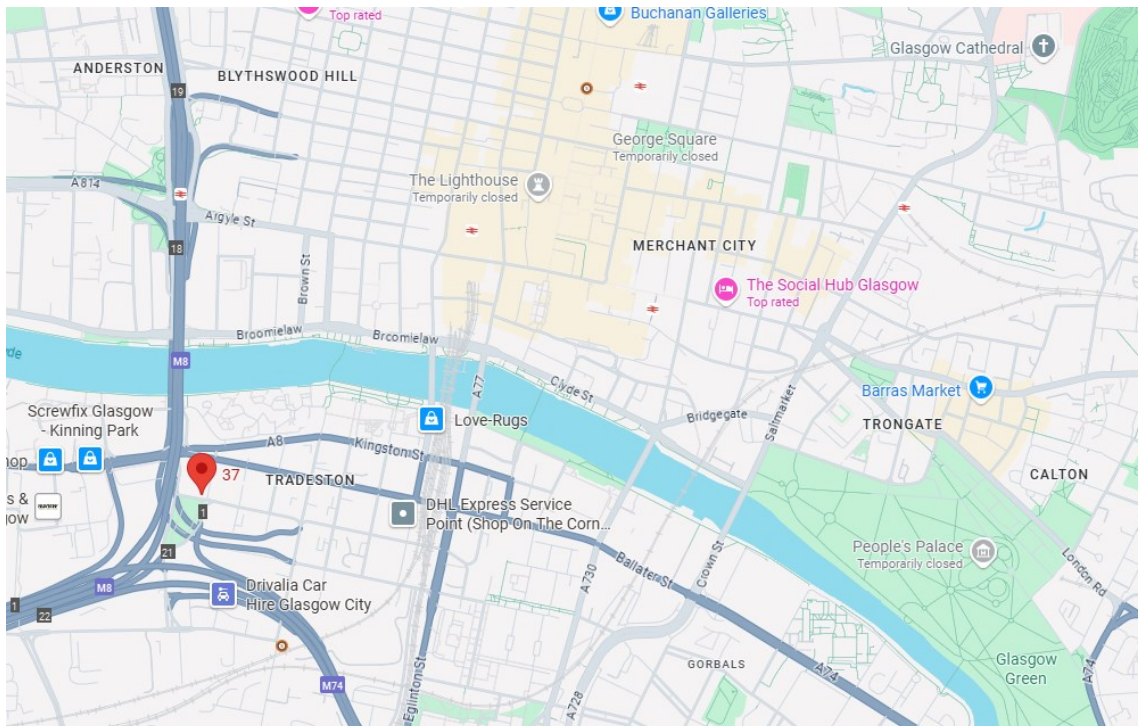




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GROSS INTERNAL AREA
TOTAL: 127 m²/1,366 sq.ft.
FLOOR 1: 43 m²/467 sq.ft, FLOOR 2: 43 m²/458 sq.ft, FLOOR 3: 41 m²/441 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



This brochure is for illustration purposes only. Measurements and dimensions are approximate. Please refer to the Home Report for a condition report of the property. The terms in this brochure are not warranted and do not constitute an offer to sell.