

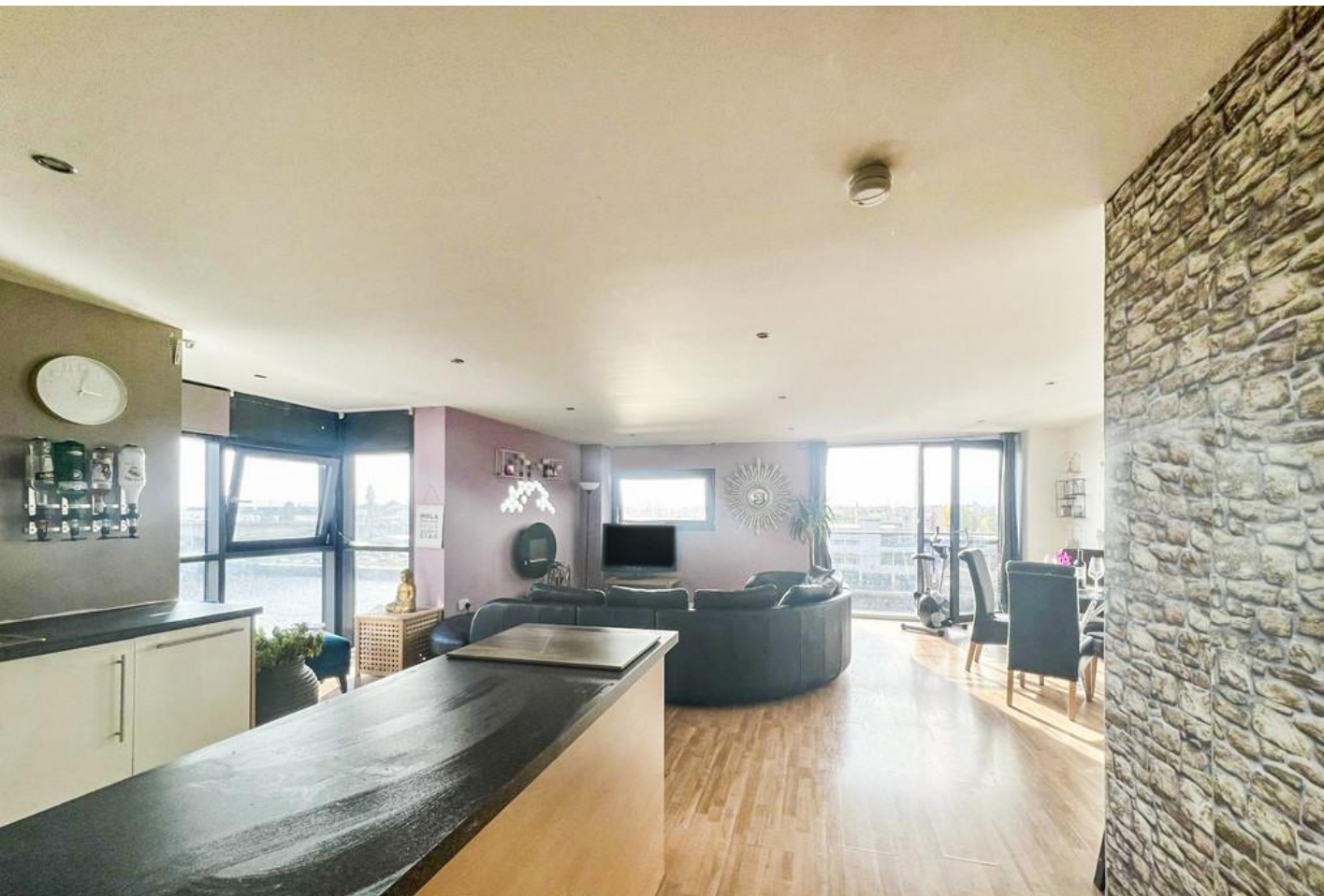


- TWO BEDROOM APARTMENT
- STUNNING CITY AND RIVERSIDE VIEWS
- SECURE ENTRY & ALLOCATED PARKING
- RESIDENTS ROOFTOP TERRACE

8/5, 72 Lancefield Quay, Glasgow, G3 8JF

Offers Over £189,999

EVE Property are delighted to bring to the open sales market this exceptional two bedroom apartment occupying a prized corner position on the eighth floor of the iconic River Heights development. Boasting breathtaking panoramic views over the River Clyde and Glasgow's skyline, this rarely available property also benefits from secure allocated parking and access to a beautifully maintained residents' roof terrace.



Property Description

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Perfectly positioned on a premium corner plot, this spacious apartment enjoys wraparound dual-aspect windows that flood the interior with natural light and showcase uninterrupted vistas stretching across the city centre, down the River Clyde, over the famous 'Squinty Bridge', and out toward Glasgow's vibrant West End and beyond. With its elevated setting and enviable outlook, this property offers a unique opportunity to enjoy skyline living at its best.

Internally, the accommodation comprises a welcoming entrance hallway with storage, leading to a substantial open-plan lounge and dining area - the focal point of the home. This expansive living space is perfectly framed by floor-to-ceiling style panoramic windows, offering mesmerising views both day and night and plenty of room for a relaxed seating zone, home office setup, or entertaining area.

The adjacent kitchen is seamlessly open plan, fitted with a range of wall and base cabinetry and equipped with an electric oven, hob, and integrated washing machine and is well positioned to serve the sociable living space.

Both bedrooms are generously sized doubles, each benefiting from built-in wardrobes. The master bedroom enjoys the added comfort of a private en-suite shower



room, while a well-appointed main bathroom completes the accommodation featuring a white three-piece suite with shower over bath and tiled flooring.

This apartment also enjoys secure allocated parking and residents have access to a beautifully kept rooftop terrace, offering expansive views across the river and skyline-perfect for relaxing outdoors!

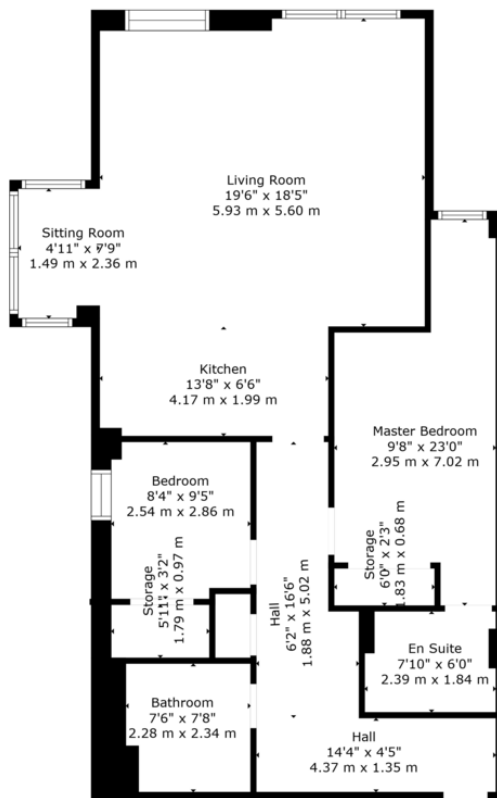
Further benefits include electric heating, double glazing, lift access, secure entry, and well-maintained communal areas throughout.



Positioned within the iconic River Heights building, this property is perfectly located to enjoy the best of Glasgow living-surrounded by local amenities, transport links, riverside walks, and cultural attractions. Ideal for professionals, first-time buyers, investors looking for a standout property or those seeking a striking city base, this home combines lifestyle, location, and potential in one impressive package.

Early viewing is highly recommended to fully appreciate the scale and outlook of this rarely available corner apartment.



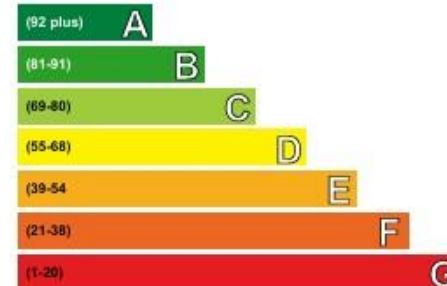


TOTAL: 1019 sq. ft, 95 m2
FLOOR 1: 1019 sq. ft, 95 m2
EXCLUDED AREAS: STORAGE: 32 sq. ft, 3 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



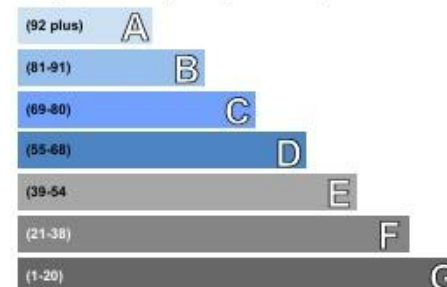
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	84

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
73	74



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.