



**SEVENTH FLOOR APARTMENT**

7/2, 59 ROSE STREET  
GARNETHILL  
G3 6SP



## 7/2, 59 ROSE STREET, GARNETHILL G3 6SP

Boasting panoramic “Cityscape” views over the surrounding district and beyond to Port Dundas, viewing of this beautifully presented SEVENTH FLOOR APARTMENT will not disappoint. Situated within a much admired local landmark, the Metro building has been completed to a high standard and specification and this property is in “turnkey” condition.

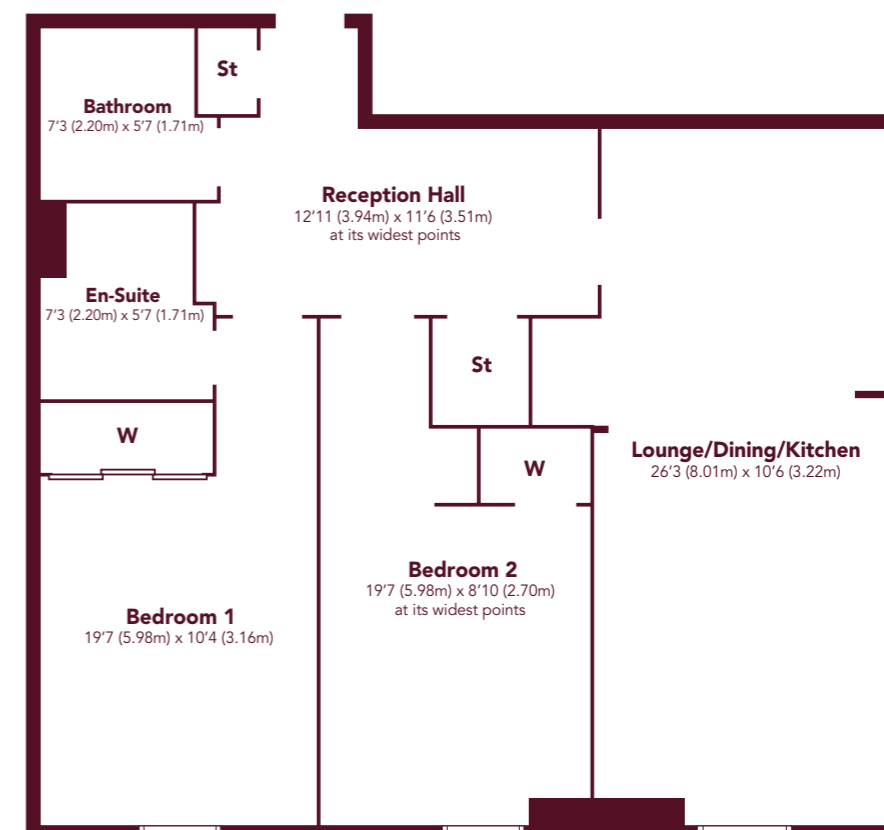
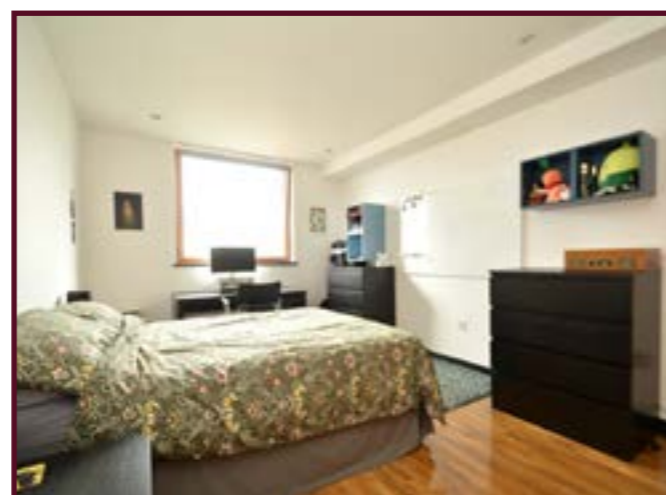
Security controlled access onto entrance with lift service to upper levels, broad reception hall with two deep storage cupboards and access to main rooms off, of particular note within the hall is the hardwood oak floor finish and internal doors, impressive 26’3 lounge/dining room with professionally designed and fully fitted open plan kitchen comprising extensive floor and wall mounted mahogany veneer fronted units with complimentary work tops extending to form a breakfasting area, integrated appliances include a double oven, hob, hood, fridge/freezer and dishwasher, main bedroom comprising a good sized double with built-in fitted wardrobes and en-suite shower room to include an oval wash hand basin and WC built into vanity unit and large shower cubicle, further double bedroom with deep single wardrobe/storage cupboard, partially tiled bathroom comprising three piece suite, polished chrome towel rail.

The specification includes gas “under floor” central heating and double glazing. There is also a private allocated parking space at ground floor level and within the residents secure enclosed garage.

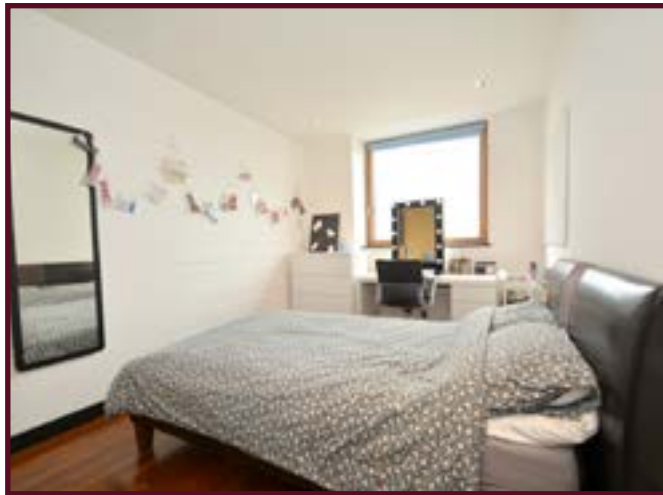
Situated on the periphery of the City Centre, the property enjoys a wide and varied range of shopping and social amenities all nearby and including Sauchiehall Street, the Buchanan Galleries, cafes, restaurants and bars. It is also nearby the Glasgow School of Art and Dental Hospital, only a few minutes to Glasgow and Strathclyde Universities. Excellent public road and rail transport nearby, including Cowcaddens Underground.

### Measurements

RECEPTION HALL	12’11 (3.94m) x 11’6 (3.51m) at its widest points	EN-SUITE	7’3 (2.20m) x 5’7 (1.71m)
LOUNGE/DINING/KITCHEN	26’3 (8.01m) x 10’6 (3.22m)	BEDROOM TWO	19’7 (5.98m) x 8’10 (2.70m) at its widest points
BEDROOM ONE	19’7 (5.98m) x 10’4 (3.16m)	BATHROOM	7’3 (2.20m) x 5’7 (1.71m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



### Travel Directions

Travelling west along Cowcaddens Road, past Theatre Royal on left, continue past Cambridge Street and the Metro Building is on left immediately at the traffic lights at the junction with West Graham Street and Garscube Road.

### Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

### EPC

C

### Council Tax

Band F.

### Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



FREE VALUATIONS  
CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE