

Wright
& Crawford
1906



Flat 4/12
145 Albion Street
Glasgow
G1 1 QS



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

LOCATION

Located in the heart of the Merchant Centre and within easy reach of the Style Mile of Ingram Street, Buchanan Street and Argyle Street, there is a wonderful choice of restaurants and bars together with local cafes, delis and supermarkets.

Transport links are on the doorstep via bus and by rail at Glasgow Queen Street, High Street and Central Station are all within a few minutes' walk. Strathclyde University and Research Centres are on the doorstep and the Royal Infirmary hospital is nearby on High Street. The property is exceptionally well placed for road links including the M8 motorway network.

ACCOMMODATION

This spacious and well proportioned, one-bedroom loft apartment is situated on the fourth floor of The Herald Building on Albion Street, and in an extremely convenient location within Glasgow's popular Merchant City. The art-deco building was originally completed in 1937 for Lord Beaverbrook as the flagship premises for his Daily Express newspaper and laterally as the Glasgow Herald's printing press and head office, the building underwent redevelopment into 149 modern loft style residential apartments circa 2005.

The property offers a reception hallway with storage, large, bright & spacious open plan lounge/dining/kitchen area with full height picture windows with door leading out onto a private terrace. There is a generous double bedroom with wardrobes. Access from the bedroom to the lounge and can be accessed via a sliding wide door panel. The kitchen has a selection of wall and base units with integrated appliances. The bathroom houses a white 3 piece suite with overhead electric shower. A large cupboard also provides a utility storage facilities.

The property benefits form Security entry systems, Lift, and Private Secure Parking. Double Glazing & Electric Heating. Viewing recommended.

MEASUREMENTS

LOUNGE/DINING	9'63 x 26'72 (full length into Kitchen)
KITCHEN	7'37 x 6'97
MAIN BEDROOM	9'95 x 13'83
BATHROOM	7'71 x 6'59
HALLWAY	12'53 x 3'36

Council Tax Band

D

EPC Band

C

Factored Building. Tenure Freehold. EWS1.

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

