



A FANTASTIC, TWO BEDROOM, THIRD FLOOR  
APARTMENT WITH A LIFT A PRIVATE PARKING SPACE



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this fantastic two-bedroom, third-floor apartment with lift access and the added bonus of a parking space, in the City Centre's most vibrant and significant new development of the past decade.

The property is the perfect example of a chic, modern, design-led property which has come to become synonymous with Glasgow city centre. Bright and spacious, with tremendous flexibility to adapt the property to individual requirements.

The internal accommodation is focused towards a stunning open-plan kitchen reception room. Dual aspect with huge natural light and neutral décor, the ample floor space on offer can easily accommodate a larger suite and a dining table. French doors open onto a Juliet balcony. The kitchen comprises a generous range of modern base and wall-mounted units, which provide ample prep and storage space. Further complemented with a host of integrated appliances.

## The Property







There are two very generous double bedrooms, with the master being complemented with an impressive en-suite shower room. The two bedrooms are bright and airy with a range of furniture configurations and built-in wardrobes. The modern master bathroom completes the accommodation.



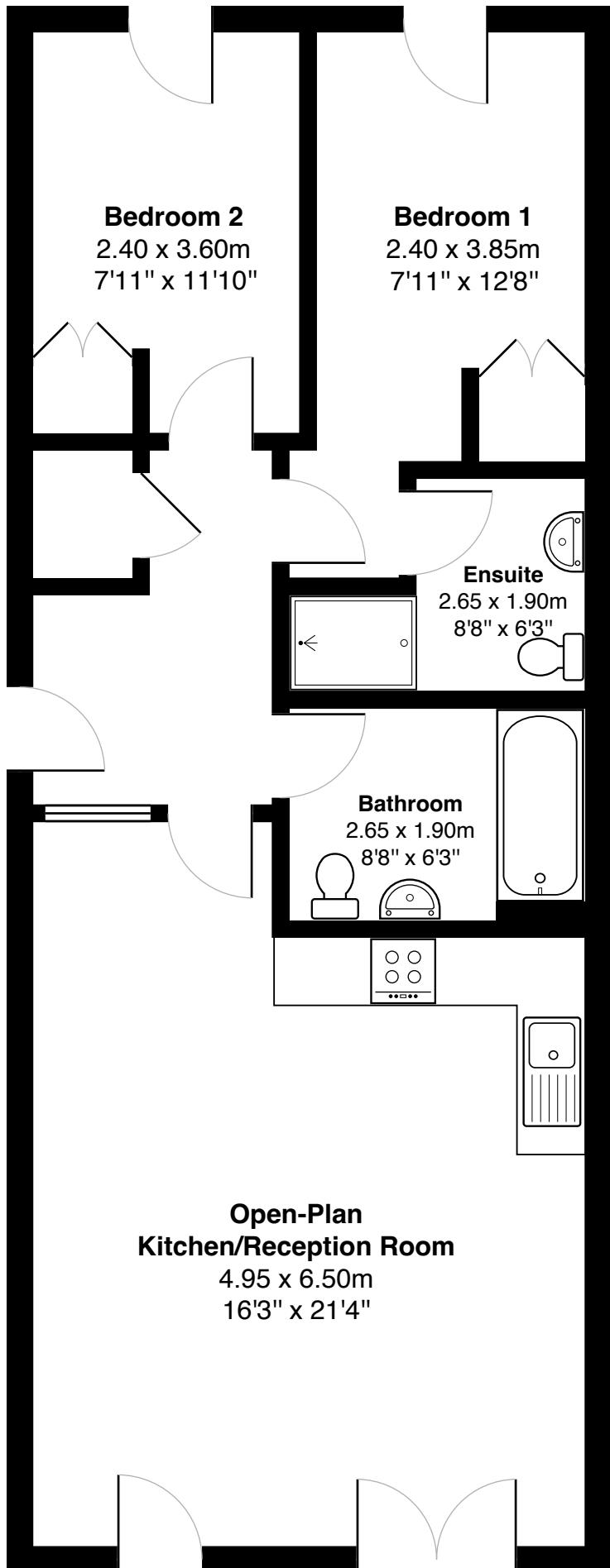




## Bedroom 2







Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C



The property is located in the vibrant Merchant City district of Glasgow City centre and is perfectly placed to take advantage of all the wonderful amenities that the city has to offer with the best shopping, bars, cafes and restaurants around, and they are all within a five minute walk. This is also a great location for those working or studying in the city. You are ten minutes from the motorway network and with great rail and bus links around the city, this really is an ideal place to call home.



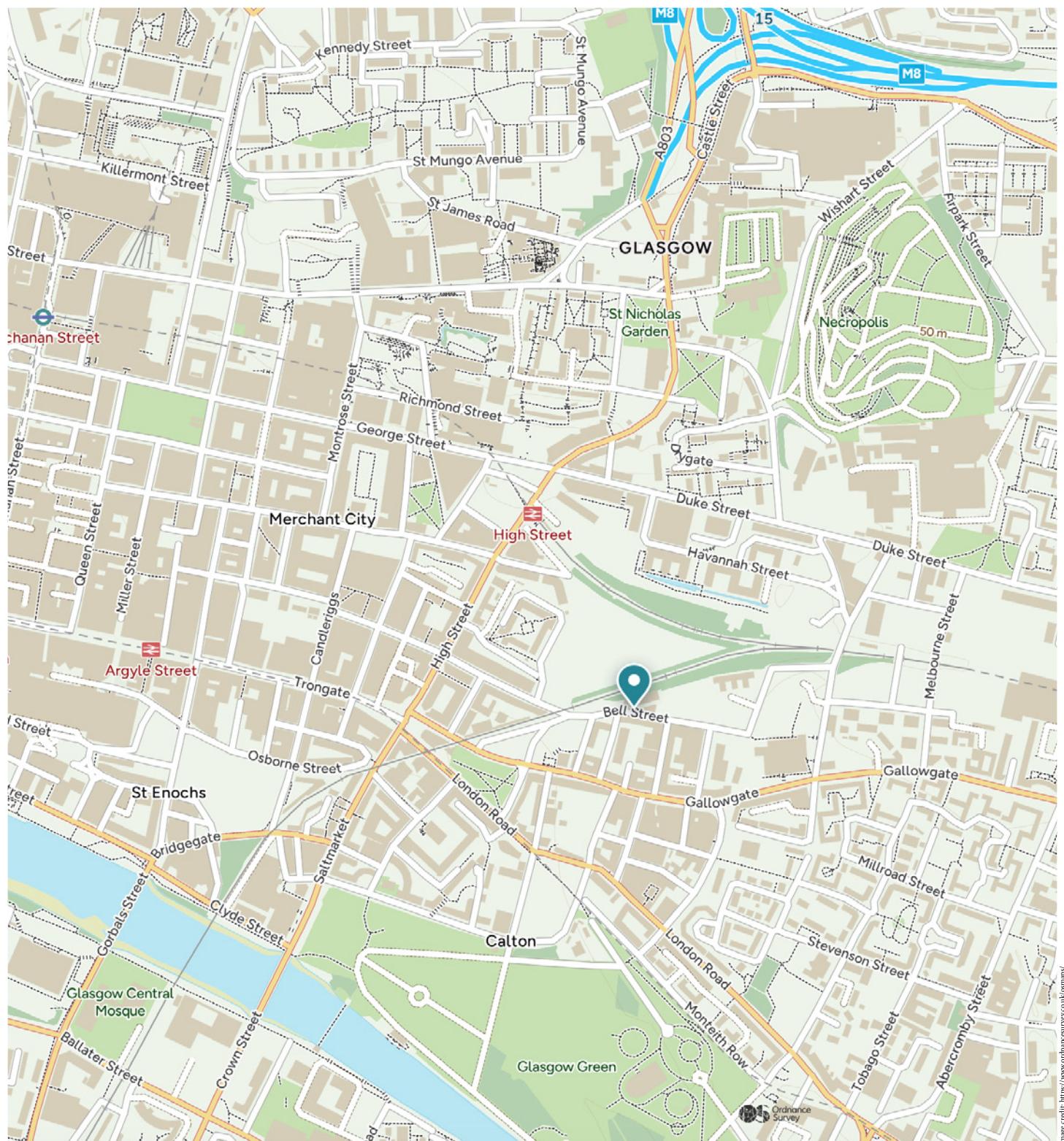


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**DIANE KERR**  
New Homes Director



Professional photography  
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