

Flat 0/1, 301 Glasgow Harbour Terraces, Glasgow Harbour, Glasgow, G11

^{GBP}
Offers Over £430,000

Flat 0/1, 301 Glasgow Harbour Terraces, Glasgow G11

6BP

A spectacular three-bedroom duplex apartment, this one is not to be missed as this particular style is very unique. If you love the idea of an apartment with an easy maintenance terrace, lift access and underground car parking but love the idea of a house I would suggest this covers that concept of living.

Approaching the main door of the property, there is a separate private slightly raised decking style pathway, with a small step to the front door.

On entrance the hallway is long and bright, also has a beautiful glass panel from floor to ceiling by the staircase.

The hallway has a convenient downstairs bathroom with w/c sink and modern bathroom matching storage units. This also has a sliding frosted glass door to open. Beside the bathroom is a storage cupboard, currently used as a cloakroom for coats and shoes.

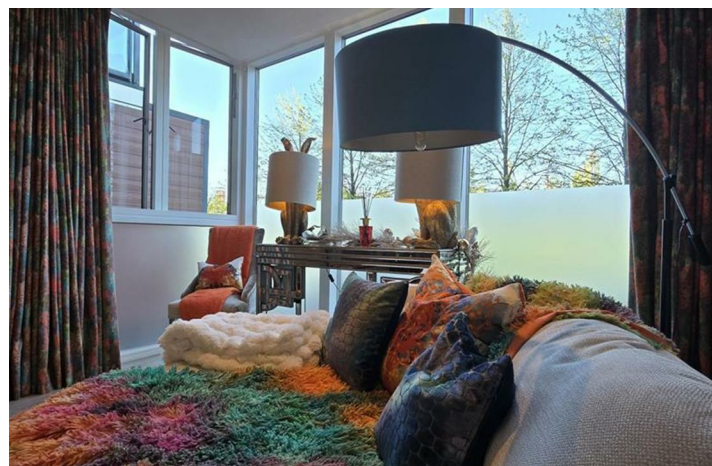
Next to the bathroom is the separate utility room, with worktop and fitted kitchen storage units above and below. Ideal for storing the washing machine and laundry basket. This is also where the combi gas boiler is located (Potterton).

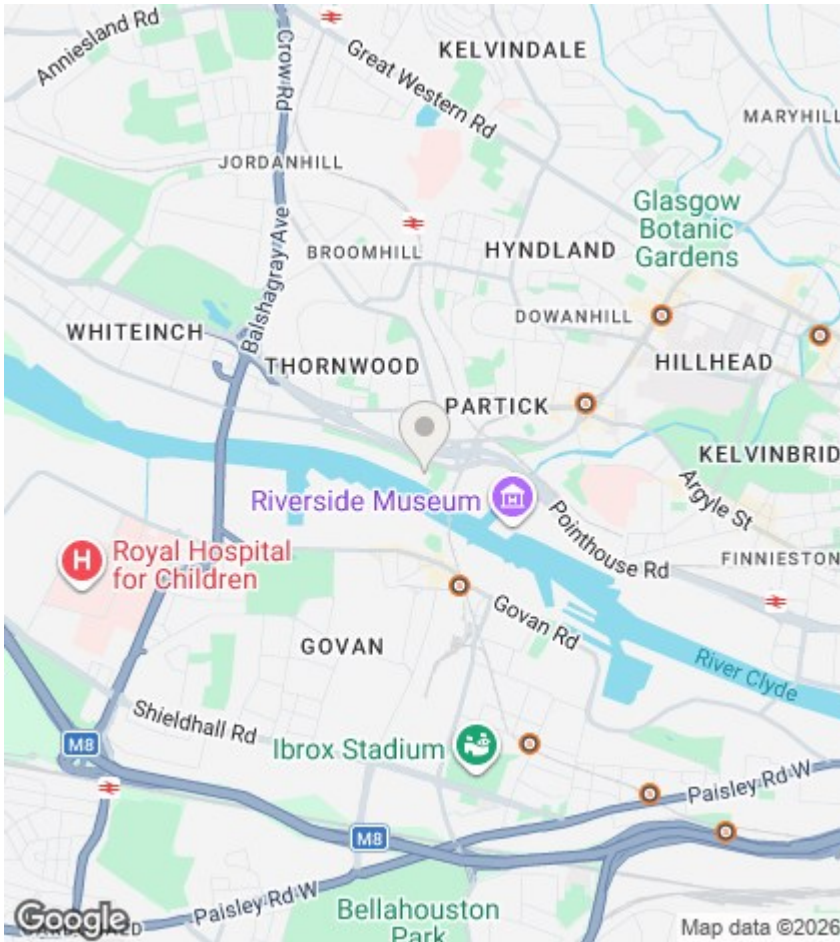
On the opposite side of the hallway, under the staircase is another storage cupboard.

At the start of the hallway on entrance, to the right-hand side is a door leading to the lounge. This room really must be seen to fully appreciate just how exquisite it actually is, very carefully thought out and presented in a practical yet modern way with a cosy feel to it. All open plan from lounge all the way through to the dining area, light penetrates through from the lounge floor to ceiling windows and again at the opposite end of the same light at the patio door leading onto the ground floor terrace.



Council Tax Band: G





Directions

Viewings

Viewings by arrangement only. Call to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

