

112 Cowcaddens Road

City Centre, G4 0HL

2 Bedrooms

2 Bathroom

97m²/ 1034 sq.ft

*Approximate size as per home report.

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The Property

Situated within the sought after Matrix Building, this impressive duplex apartment offers bright, contemporary accommodation arranged over two levels, combining generous proportions with a practical layout in the heart of Glasgow City Centre. Benefiting from secure entry, underground residents parking and a shared balcony, the property is ideally suited to professionals, first time buyers and investors seeking a stylish city centre home.

The entrance level comprises a welcoming hallway, double bedroom with storage and a contemporary main bathroom, providing flexible accommodation for guests, family members or those working from home.

The upper floor forms the heart of the home, where a spacious open plan lounge, dining area and kitchen create a superb space for modern living and entertaining. Floor to ceiling windows flood the living space with natural light, while direct access to the balcony provides the perfect place to relax. The fitted kitchen offers generous worktop space, ample storage and integrated appliances, combining style with everyday practicality.

The main bedroom is also located on the upper level and benefits from fitted wardrobes and a stylish en suite shower room, creating a comfortable and private retreat. Finished in neutral décor throughout and enhanced by its bright, airy feel, this superb apartment offers well balanced accommodation within one of Glasgow City Centre's most desirable modern developments.

Offers Over
£210,000

- Private Parking Space
- Close proximity to local amenities, transport links and road network



97m² / 1034 sq.ft

*Approximate size as per home report.





The Area



The Matrix Building enjoys a prime position on Cowcaddens Road in the heart of Glasgow City Centre, placing an outstanding range of amenities, shopping, dining and entertainment right on the doorstep. Ideally located between the vibrant Merchant City, Buchanan Street and the Financial District, residents benefit from the convenience of city centre living while enjoying excellent transport connections throughout Glasgow and beyond.

The area is exceptionally well connected, with Cowcaddens Subway Station just a short distance away, providing quick access across the city. Glasgow Queen Street and Glasgow Central railway stations are also within easy reach, offering regular services throughout Scotland and the UK, while the nearby M8 motorway provides straightforward access for commuters. Cyclists also have the newly created Avenues project which provides designated cycle lanes across the city for convenience.

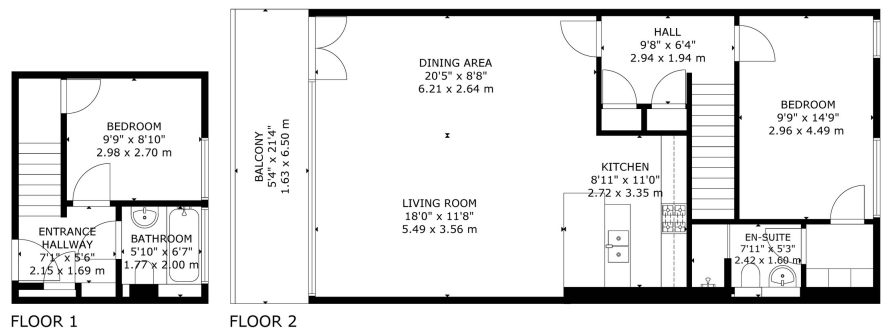
The property is perfectly positioned to enjoy some of Glasgow's best shopping, restaurants and cultural attractions. Buchanan Galleries, Sauchiehall Street and Buchanan Street are all within walking distance, alongside a wide selection of cafés, bars, theatres and music venues. Residents are also well placed for the University of Strathclyde, Glasgow Caledonian University and the University of Glasgow, making the location particularly attractive to professionals, academics and students alike.

Combining excellent transport links with an exceptional range of amenities and attractions, The Matrix Building offers an enviable city centre lifestyle, making it an ideal choice for professionals, first-time buyers and investors seeking a modern home in one of Glasgow's most connected locations.



- Living Room - 5.49m x 3.56m
- Kitchen - 2.72m x 3.35m
- Dining Room - 6.21m x 2.64m
- Bedroom 1 - 2.96m x 4.49m
- Bedroom 2 - 2.98m x 2.70m
- Ensuite - 2.42m x 1.60m
- Bathroom - 1.77m x 2.00m
- Hallway - 2.94m x 1.94m
- Entrance Hall - 2.15m x 1.69m

*All measurements are approximate only.
Measurements have been taken at longest and widest points of each room)



GROSS INTERNAL AREA
TOTAL: 97 m²/1048 sq ft
FLOOR 1: 20 m²/215 sq ft, FLOOR 2: 77 m²/834 sq ft
EXCLUDED AREAS: BALCONY: 11 m²/119 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The Agent

Chalmers Properties specialises in high quality residential sales across Glasgow's most desirable locations.

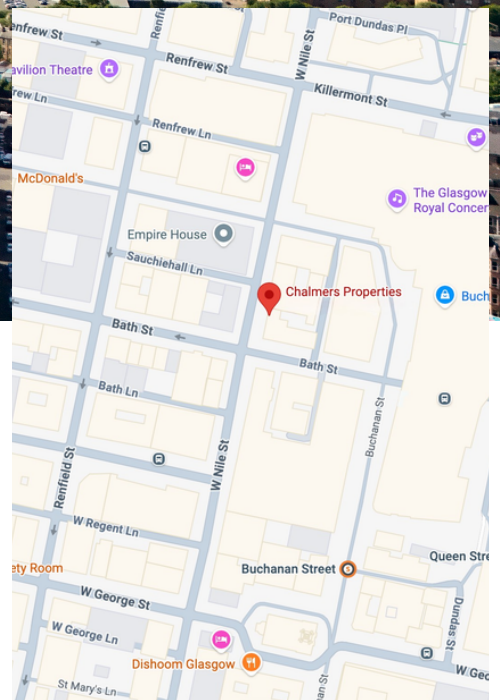
We take a hands on approach. Each home is positioned with intent, marketed with precision and managed closely from launch through to completion to achieve the strongest possible result.

We understand how buyers think, how they engage and what drives demand. That insight allows us to present property in a way that stands out and performs.

Alongside sales, we support a select number of clients with lettings and property management, strengthening our understanding of value and long term performance.

We work with a carefully managed portfolio, ensuring a consistent standard of presentation and a more personal service.

Our approach is simple; present property well, manage the process closely and deliver results.



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