



**Flat 1/29, 95 Morrison Street, Tradeston, Glasgow, G5 8BE**

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



Nicol Estate Agents



Nicol Estate Agents

## Situation

95 Morrison Street remains popular due to its location, nestling within the southerly banks of the River Clyde and situated within easy walking distance to the City Centre with the new walkway bridge and the West End via the Clyde 'Arc' Bridge or by St. Enoch's Underground station.

Built circa 1897 by Bruce and Hay as the Scottish Co-Operative wholesale society headquarters, this stunning traditional sandstone building built in the French Renaissance style is a landmark building on Glasgow's South Side, converted into stylish apartments by Persimmon Homes.

Centrally located, this property is being conveniently located for easy access to all the city has to offer. Glasgow is a vibrant, cosmopolitan city and benefits from a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants.

The area surrounding the property offers a range of amenities and is in close proximity to the Financial District, SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Argyle Street offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets. The development is within close proximity to Strathclyde and Glasgow Caledonian Universities.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring business districts, Glasgow Airport and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.











Nicol Estate Agents

## Property Description

Well presented first floor two bedroom mezzanine style apartment, with an allocated parking space, set within this popular landmark development, close to Glasgow's City Centre and West End.

Internally the property provides light and spacious accommodation, upgraded by the present owner. The complete accommodation extends to 1144 Sqft and comprises:

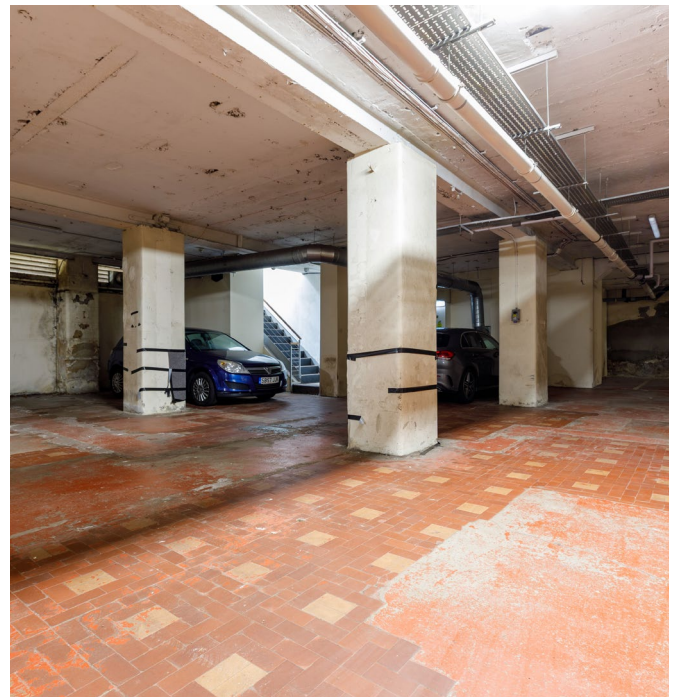
Controlled security system, well kept communal entrance, lift and stair access to all levels, welcoming reception hall with storage spacious appointed sitting room/dining room with open plan arrangement to a well appointed fitted kitchen with full complement of floor and wall cabinets, coordinated worktops, integrated appliances and breakfasting bar, stairwell to upper level. Bedroom two with fitted wardrobes.

Mezzanine level comprises double bedroom, ensuite shower room and walk in cupboard.

The property is further complimented by double glazing and electric central heating. In addition, there is access to resident's communal courtyard and gym and parking.

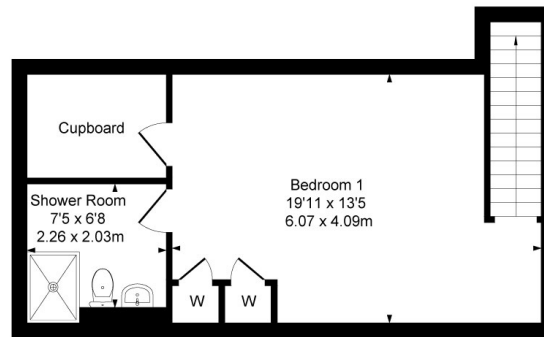
Allocated parking space.

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

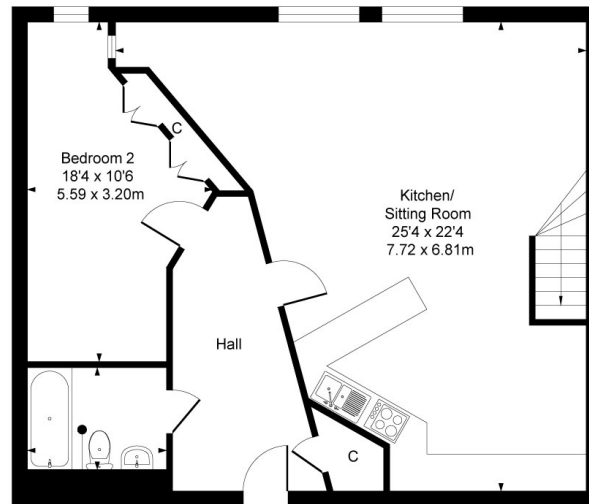


## 1/29 95 Morrison Street, Glasgow

Approximate Gross Internal Area  
1144 sq ft - 106.28 sq m



First Floor



Ground Floor

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



Nicol Estate Agents

### Viewing

By appointment through  
Nicol Estate Agents  
Clarkston

### Outgoings

Glasgow City Council  
Band F

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band D

### Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU

Tel: 0141 287 2000

### Property Reference

CLA 671