



4/2, 12 Lochview Gate, Glasgow, G33 1QD

Offers Over £160,000

- Luxury Penthouse Apartment
- 2 Double Bedrooms
- Lift Access
- Impressive Private Balcony
- EER- C
- Stunning Panoramic Views
- Master En suite
- Private and Guest Parking
- Excellent Transport Links
- Council Tax Band- D

# 12 Lochview Gate, Glasgow G33 1QD

Perched on the top floor of an exclusive and intimate development, this exceptional penthouse apartment enjoys truly breathtaking panoramic views across the city skyline. Offering an outstanding blend of luxury, style and privacy, the property presents a rare opportunity to acquire a home of remarkable distinction.



Council Tax Band: D



Upon entering, you are immediately drawn into the impressive lounge, where soaring high ceilings and dramatic floor-to-ceiling windows flood the space with natural light whilst perfectly framing the spectacular outlook. Sliding doors provide access to a private, secluded balcony — an idyllic setting for relaxing or entertaining whilst taking full advantage of the truly unrivalled views, which are undoubtedly one of the home's most striking and unique features.

Positioned just off the lounge, the contemporary dining kitchen has been thoughtfully designed to combine practicality with elegance, featuring an extensive range of fitted floor and wall-mounted units complemented by luxurious stone worktops and quality finishes throughout. A separate utility area provides additional convenience and valuable storage space.

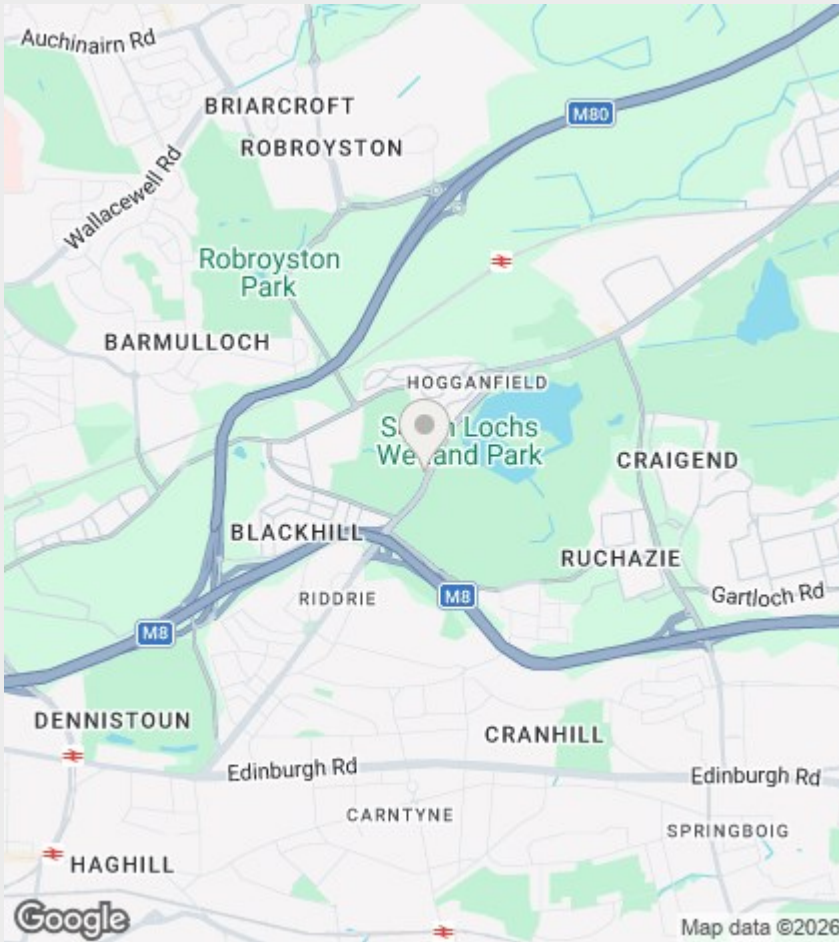
The principal bedroom is generously proportioned and benefits from fitted storage along with a beautifully upgraded luxury en-suite shower room. The second double bedroom is equally spacious and also features built-in storage, making it ideal for guests, family or home working. Completing the accommodation is a stylish and well-appointed main bathroom finished to an exceptional standard.

Further benefits include convenient lift access, plentiful private resident parking and additional guest parking.

Combining sophisticated interiors with stunning elevated views, this remarkable penthouse offers exclusive modern living in one of the area's most desirable settings.







## Directions

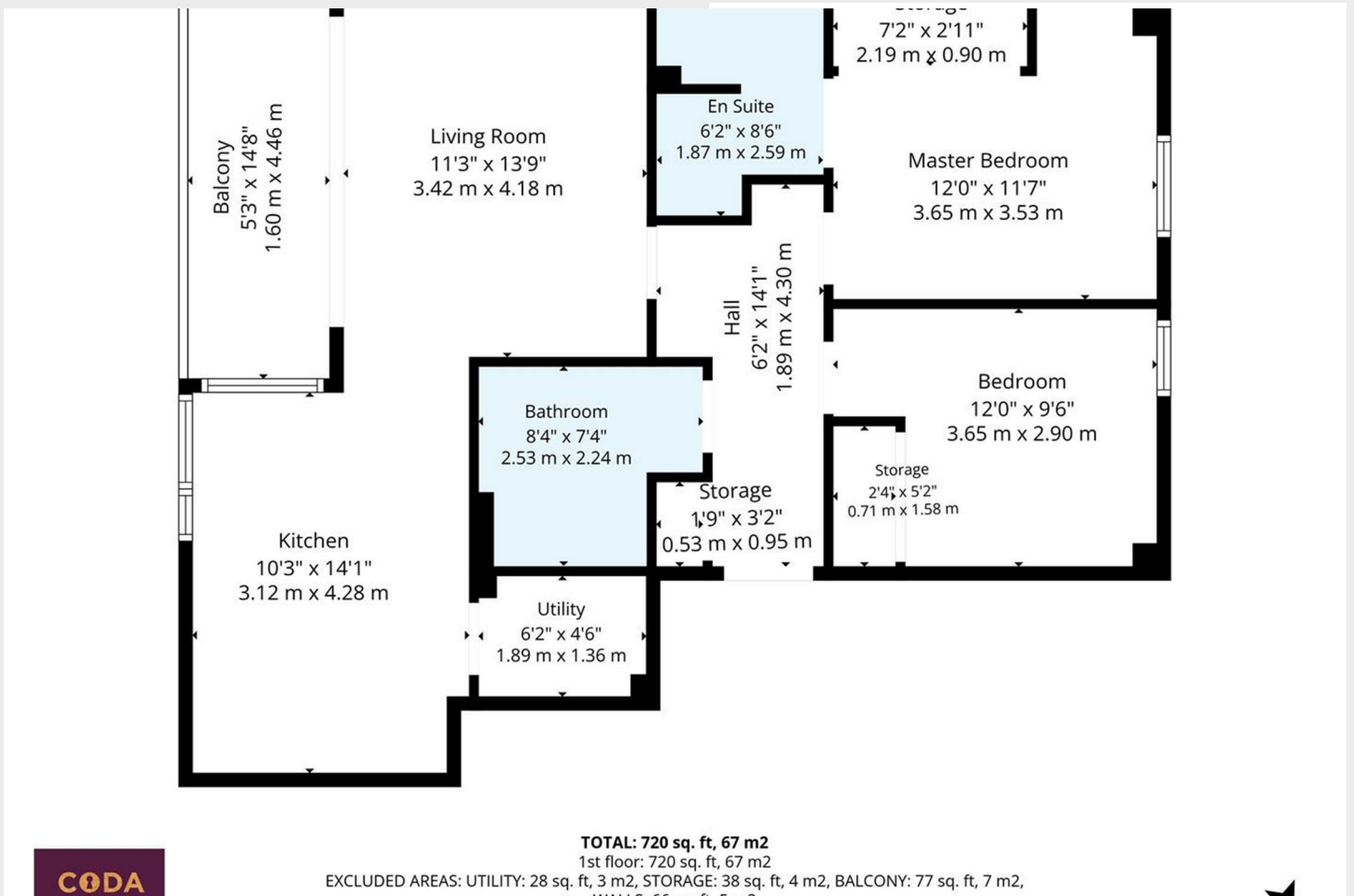
## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	



**CODA**