

2/1 122 Berkeley Street

FINNIESTON, GLASGOW, G3 7HY



*Beautifully refurbished two-bedroom flat with
stunning period features, generous open-plan
living and a prime Finnieston location*



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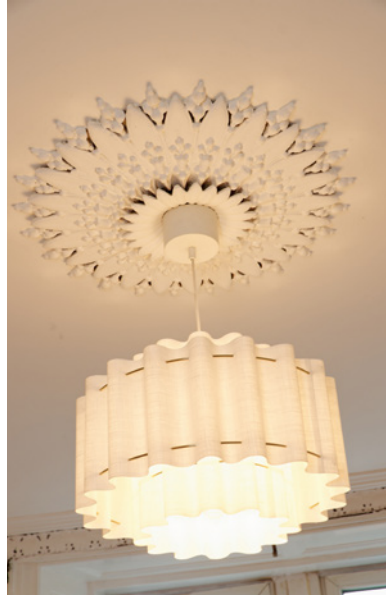


Jonny Clifford with McEwan Fraser Legal is delighted to present this two-bedroom flat on Berkeley Street in Finnieston. Situated on a quiet street in the heart of ever-popular Finnieston, this beautifully refurbished two-bedroom flat is presented to the market in true walk-in condition. Offering an excellent blend of contemporary living and charming period character, this is an ideal opportunity for buyers seeking a home they can move straight into and enjoy, as well as investors looking to secure an attractive buy-to-let property in one of Glasgow's most sought-after locations.

THE LOUNGE / KITCHEN



The jewel in the crown is undoubtedly the impressive living space, featuring a generous open-plan South facing lounge and kitchen with large windows for sunshine all year round, that provides the perfect setting for relaxing, entertaining and everyday living. The property retains a number of stunning period features, including elegant cornicing and ornate ceiling roses, adding character and timeless appeal throughout. Excellent storage further enhances the practicality of the accommodation.





The accommodation comprises two generously proportioned bedrooms, both enjoying pleasant garden views, creating a peaceful outlook in this desirable city setting. A separate shower room and WC provide a practical layout, particularly well suited to professional sharers or multiple occupants.

With its fresh, refurbished interiors, spacious accommodation and enviable position in the heart of Finnieston, this is a property that offers both immediate enjoyment and excellent investment potential. Flats of this calibre in such a consistently popular part of Glasgow are always in demand, and early viewing is highly recommended to avoid disappointment.

THE SHOWER ROOM



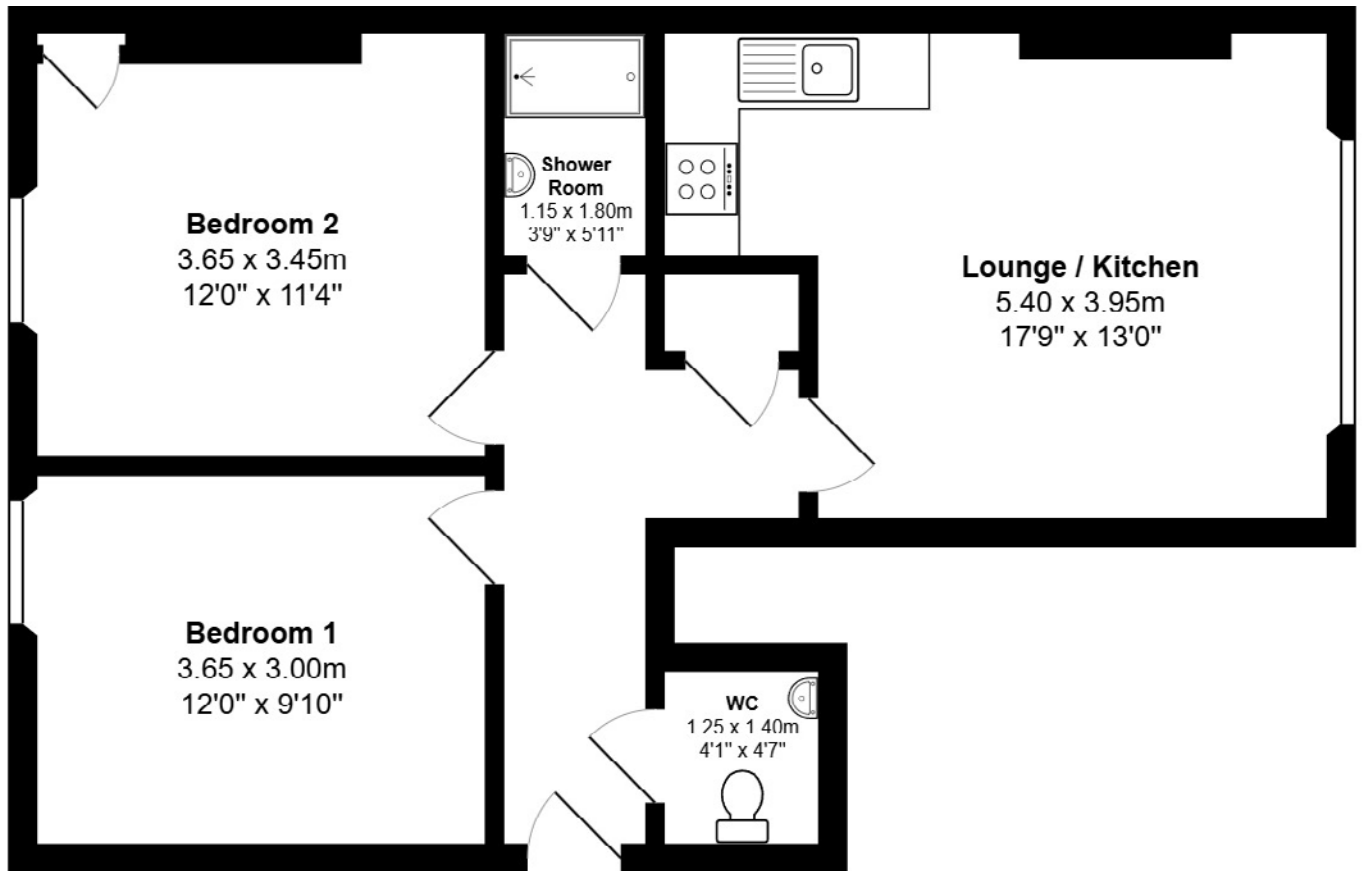
BEDROOM 1



BEDROOM 2

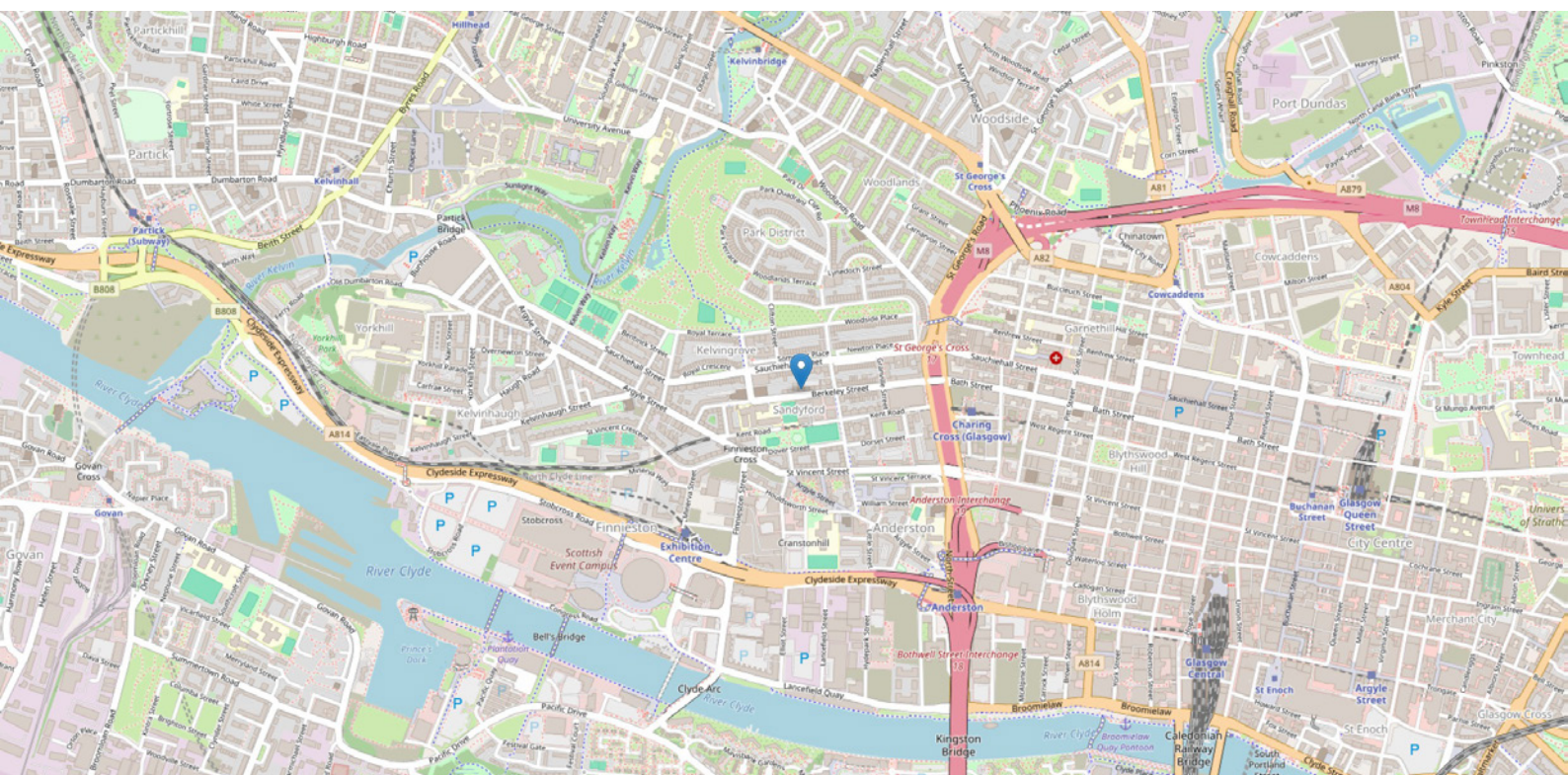


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: B



THE LOCATION

The flat is conveniently placed in walking distance to Glasgow University, Charing Cross & the Mitchell Library. Finnieston is one of Glasgow's most sought-after and vibrant neighbourhoods, renowned for its thriving food and drink scene, independent cafés, stylish bars and excellent selection of restaurants.





Ideally positioned between the city centre and the West End, the area offers an enviable balance of urban living and local charm. Excellent transport links provide easy access across Glasgow and beyond, while nearby Kelvingrove Park, the SEC and the OVO Hydro offer a wealth of leisure, cultural and entertainment opportunities. With its distinctive character, excellent amenities and continued popularity among professionals and investors alike, Finnieston remains one of the city's most desirable places to live.



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