McEwan Fraser Legal
Solicitors & Estate Agents

Flat 9/1 160 Bothwell Street

GLASGOW, G2 7EA



Ninth floor three-bedroom flat with unbeatable views across Glasgow



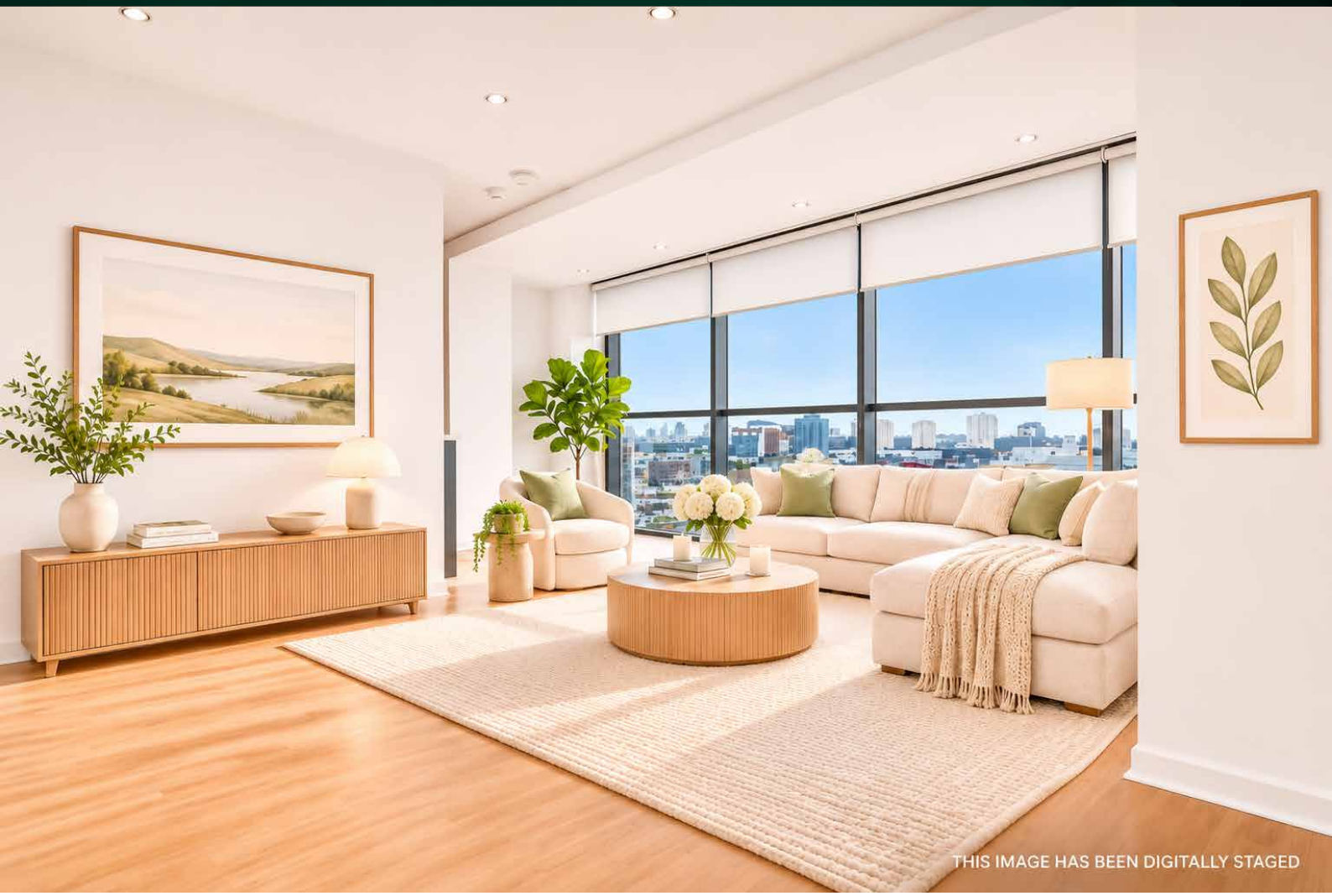
0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Set on the ninth floor of The Pinnacle at 160 Bothwell Street, this beautifully presented three-bedroom flat offers some of the finest views across Glasgow, right in the heart of the city centre.

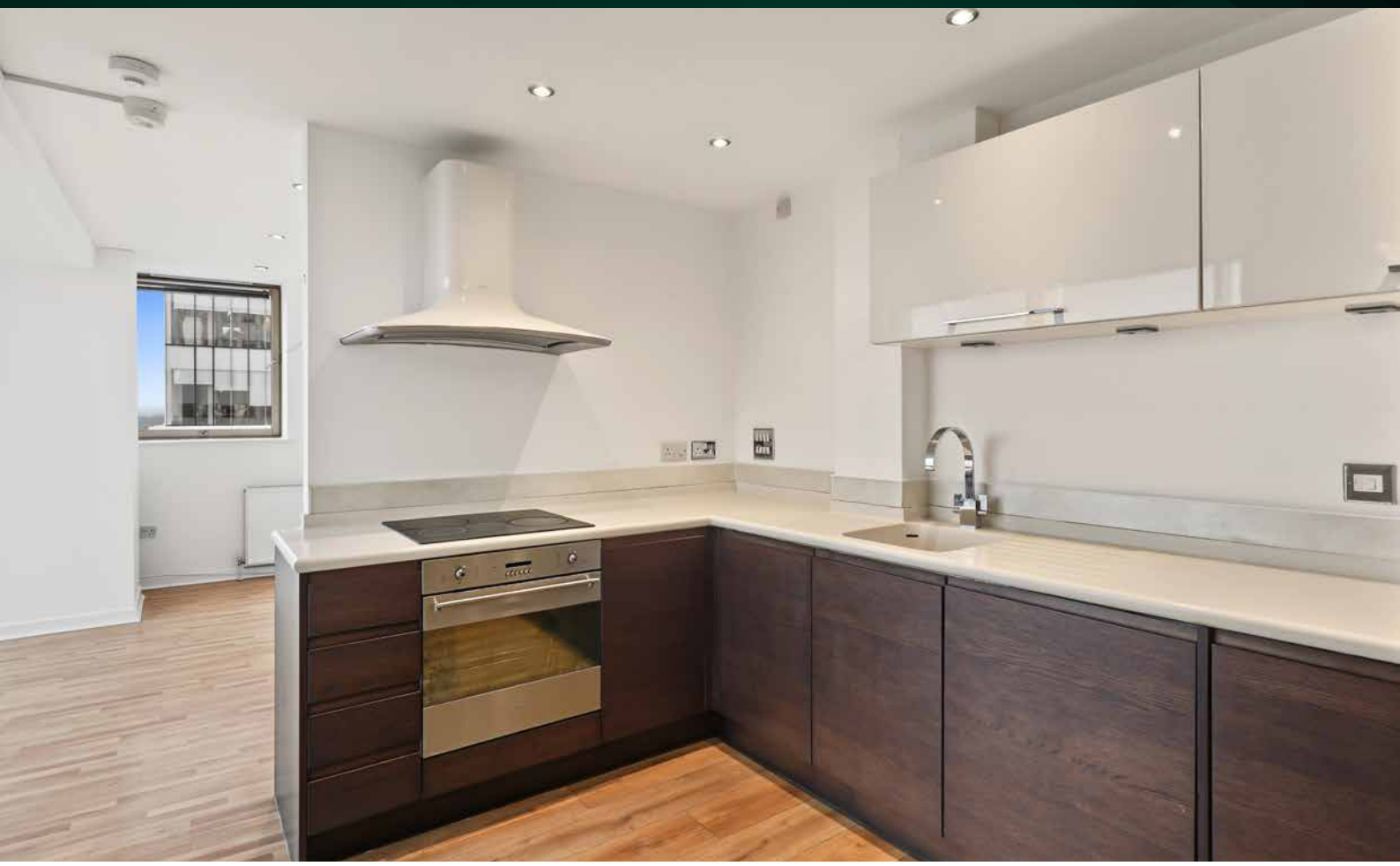
THE LIVING ROOM





On entering the building, you are welcomed by the concierge, with a lift taking you up to the ninth floor. The flat opens into a long entrance hallway which leads to all accommodation. To the right is the impressive open-plan kitchen and living room, where floor-to-ceiling windows run the full length of one side, filling the space with natural light and framing sweeping views over the city. There is ample room for a full living room suite as well as a dining table, making this the perfect setting for dining with a view. The kitchen is fitted with an electric hob, washing machine, dryer and fridge freezer.

THE KITCHEN









Directly across the hall, the principal bedroom also enjoys floor-to-ceiling windows along one side and comfortably accommodates a super king bed, complemented by its own three-piece en-suite. Further down the hall, bedroom two also benefits from a three-piece en-suite, with the third bedroom positioned alongside. The main bathroom is located midway along the hallway, serving the third bedroom and guests.

BEDROOM 1





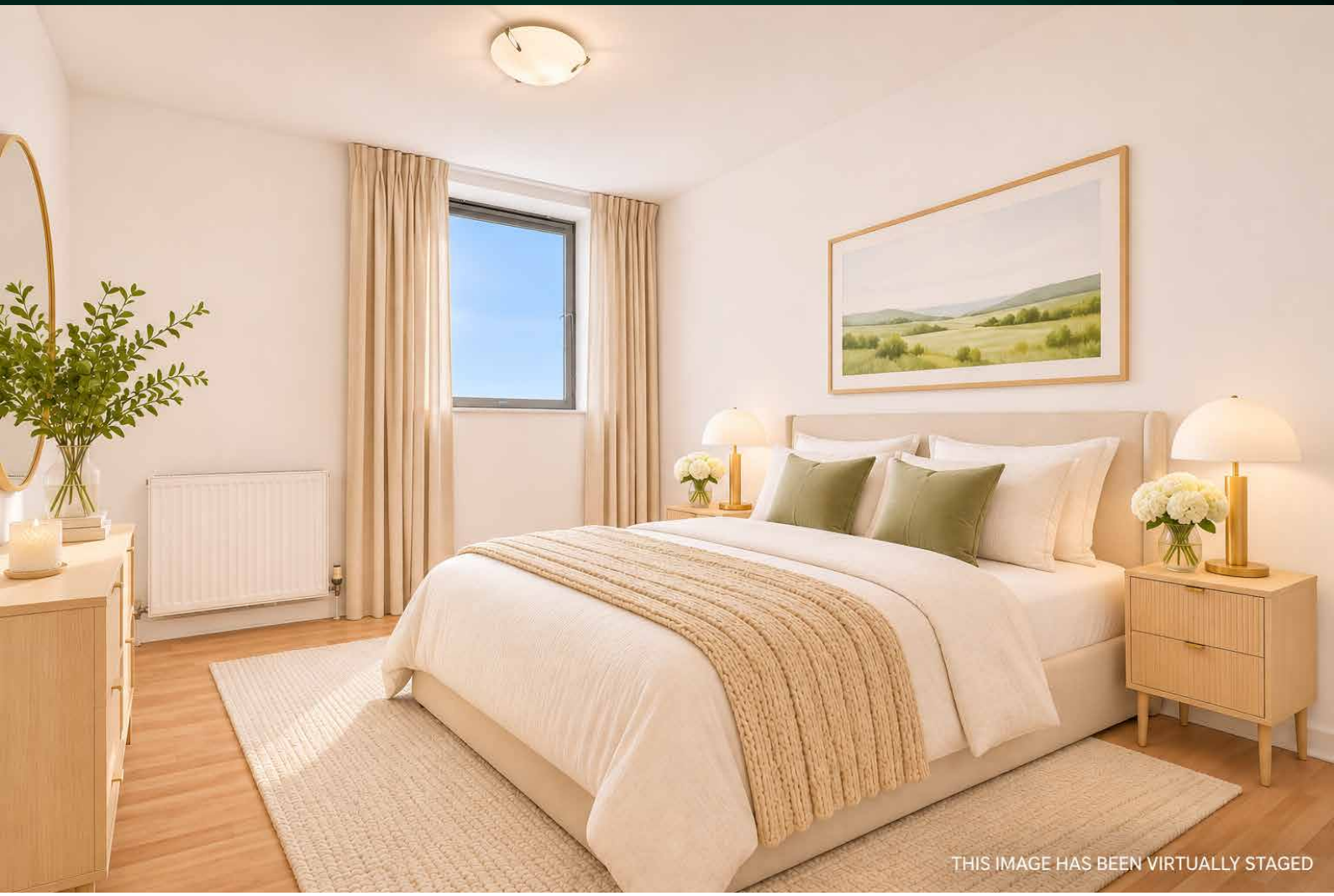




floor-to-ceiling windows along one side and comfortably accommodates a super king bed, complemented by its own three-piece en-suite



BEDROOM 2



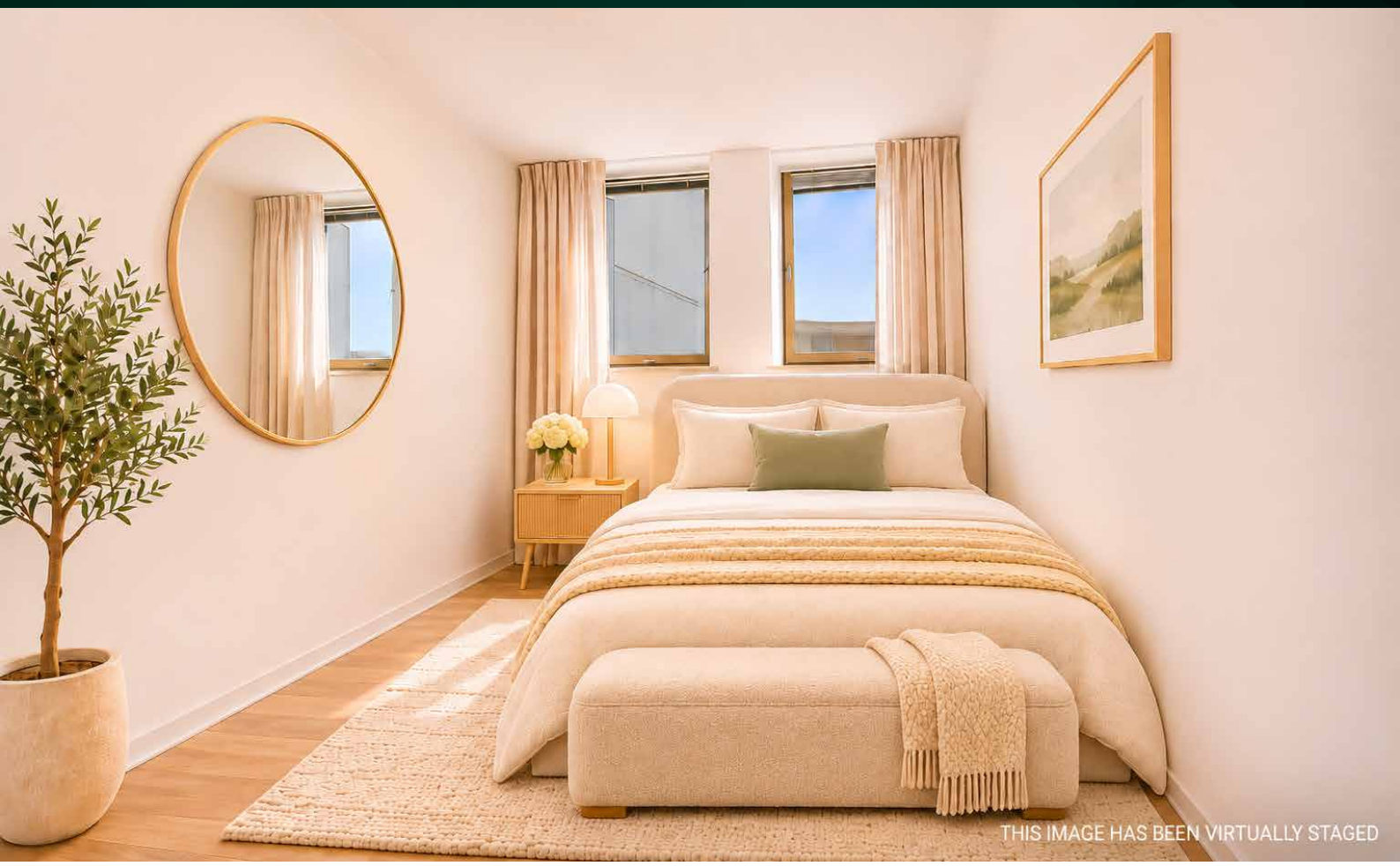
bedroom two also benefits
from a three-piece en-suite







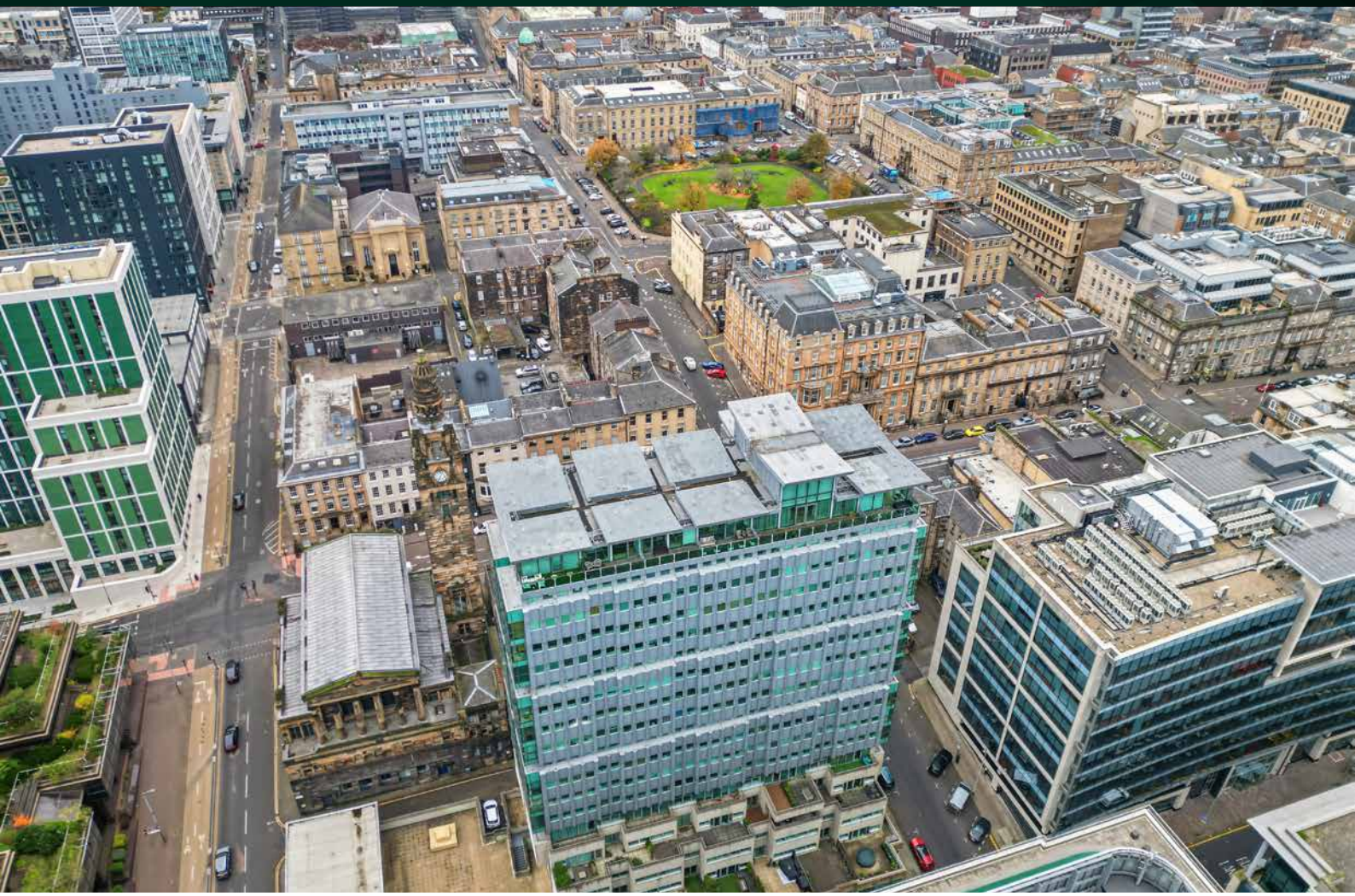
BEDROOM 3

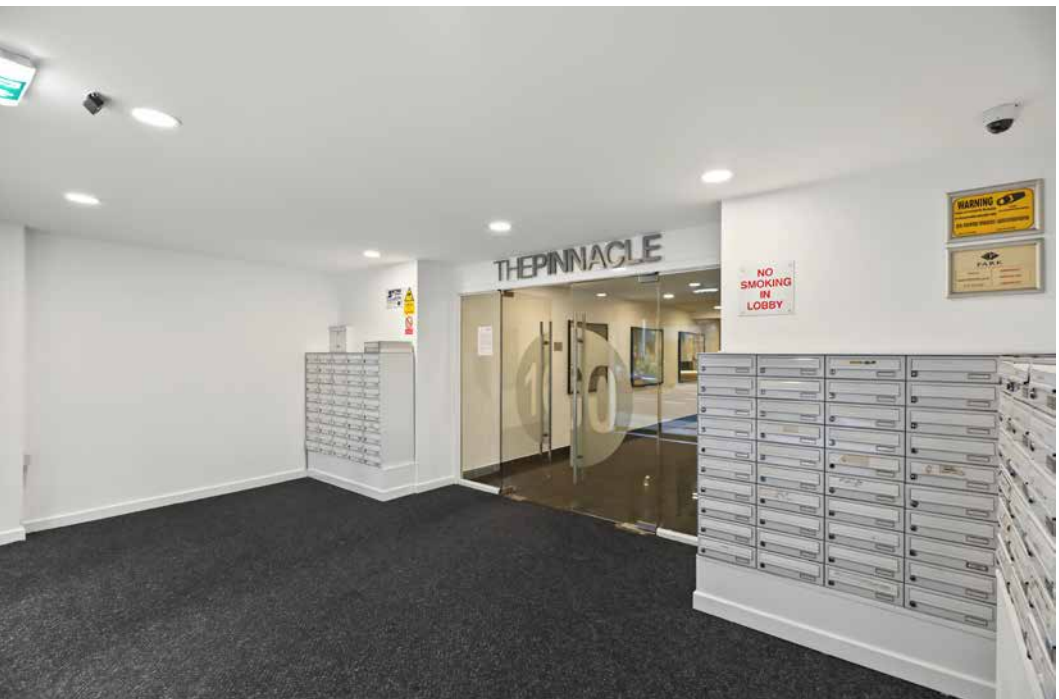




Presented in excellent condition throughout, this is a superb opportunity to secure a stylish city centre home with truly unbeatable outlooks, and early viewing is highly recommended.

DRONE & COMMUNAL AREAS

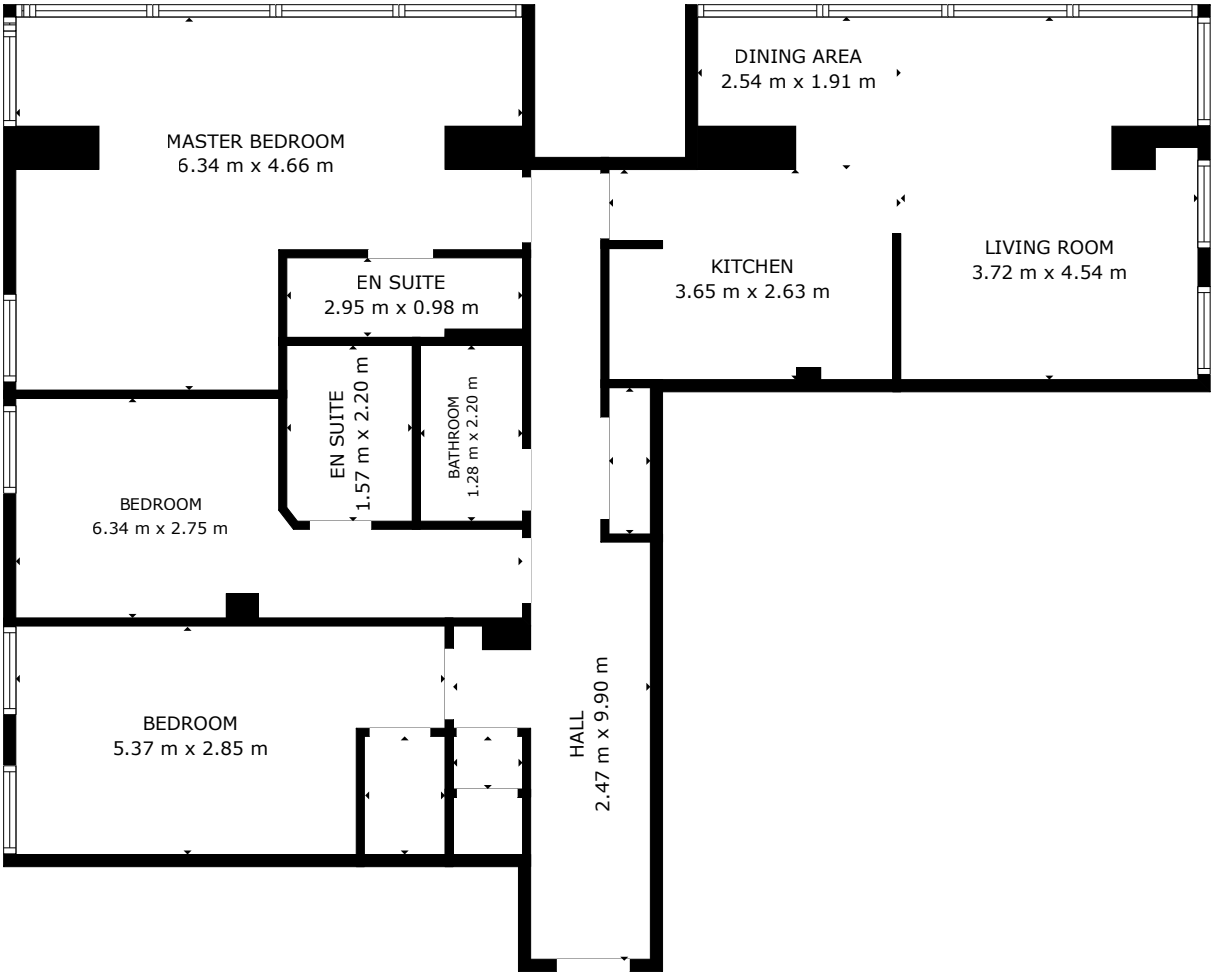






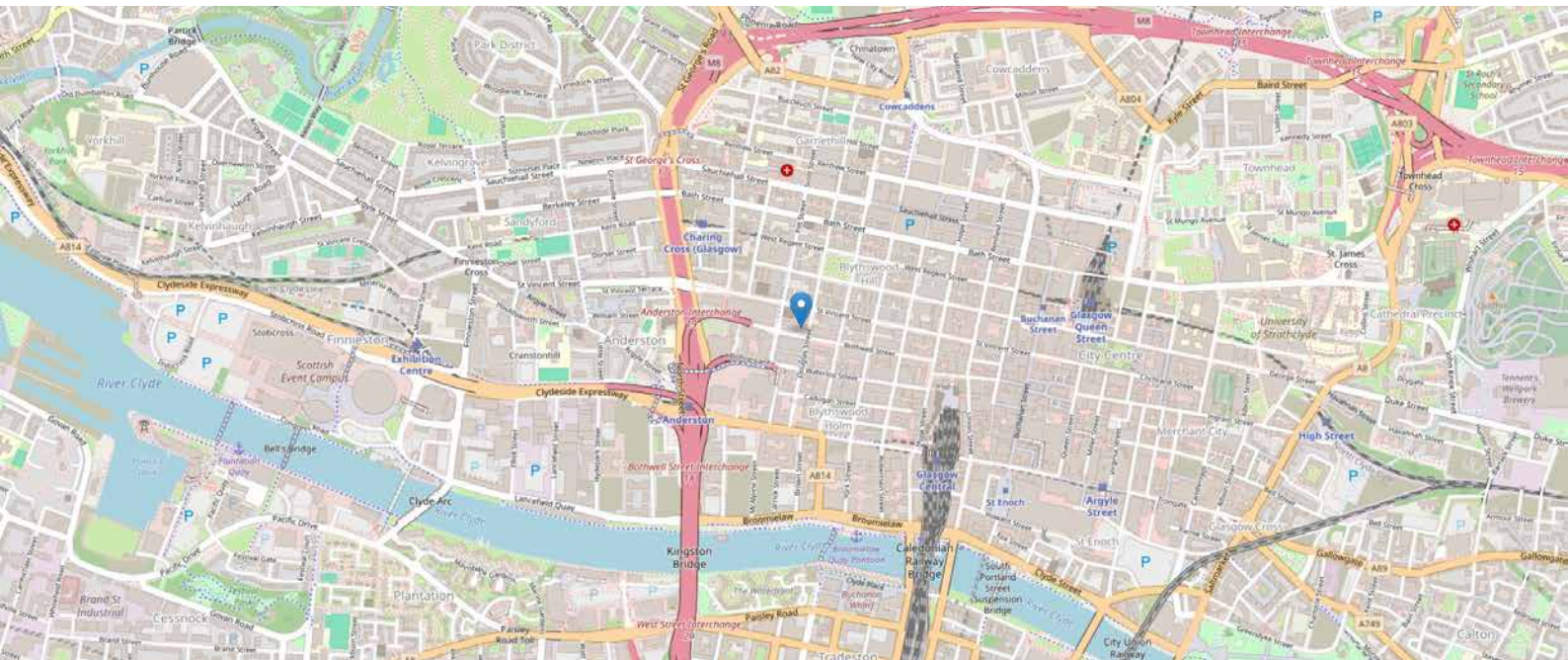


FLOOR PLAN & DIMENSIONS



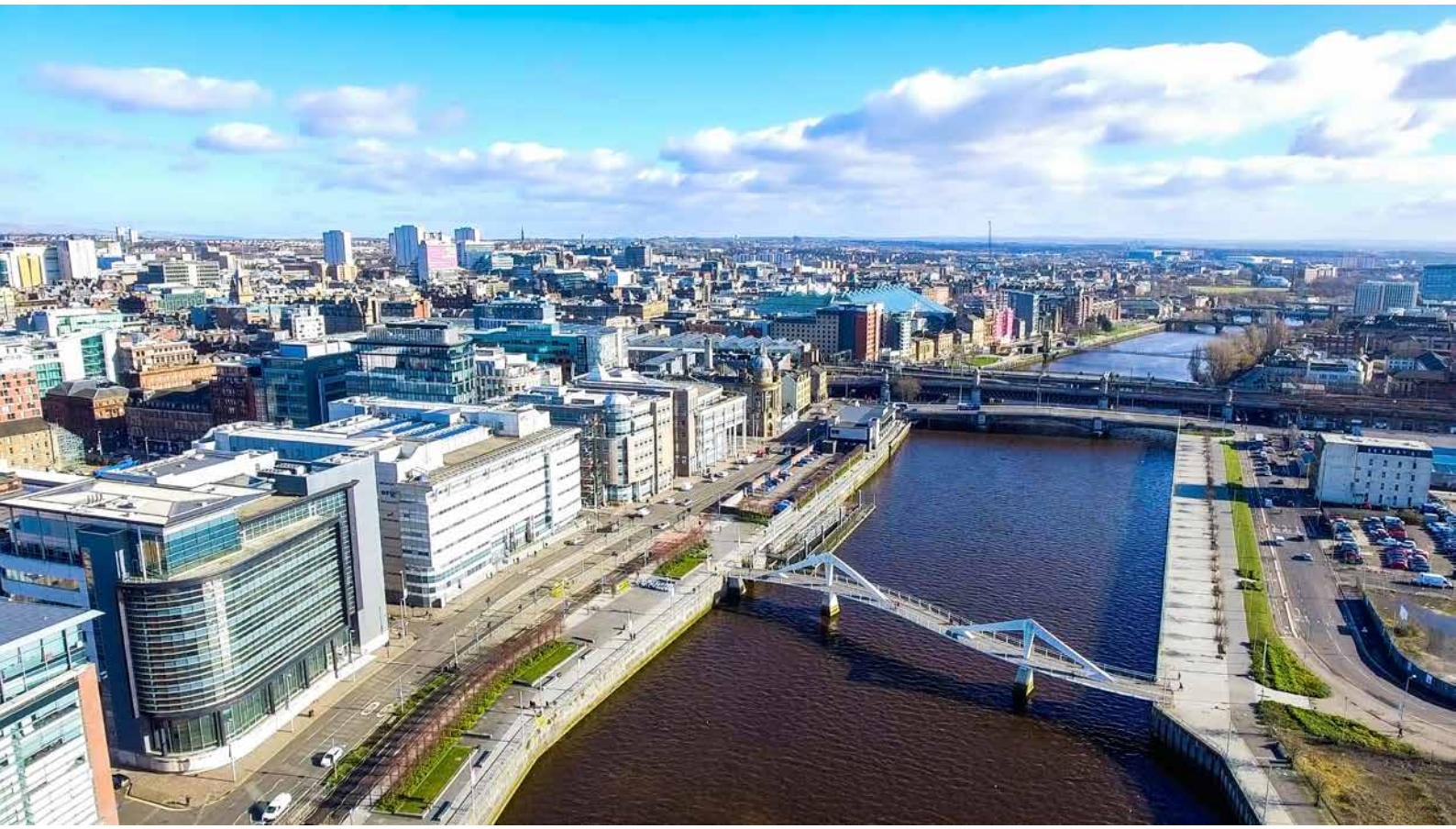
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 104m^2 | EPC Rating: D



THE LOCATION

The Pinnacle sits on Bothwell Street in the heart of Glasgow city centre, placing an exceptional range of amenities right on the doorstep. Buchanan Street, Argyle Street and the Merchant City are all within easy walking distance, offering some of Scotland's best shopping alongside a vibrant mix of restaurants, cafés, bars and theatres. The elegant Blythswood Square and the bustling Finnieston strip are also close by, with the SEC, OVO Hydro and the riverside a short journey away.







For commuters, the location is ideal, with Glasgow Central and Anderston stations a short walk away, providing excellent rail links across the city and beyond, while Queen Street station connects to Edinburgh and the north. The M8 motorway is easily accessed nearby, giving straightforward routes throughout central Scotland, and Glasgow Airport is within a short drive. The city's universities and main business districts are also conveniently close, making this a superb base for professionals and students alike.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.