

1/1, 32 McPhail Street

GLASGOW, G40 1AN



Impressive two-bed apartment with private parking, in good condition, superb location with easy city-centre access



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We are delighted to present to the market this impressive two-bedroom modern apartment, offering generous accommodation in a highly sought-after location close to Glasgow city centre.

THE LOUNGE



The property features a particularly spacious open-plan lounge and kitchen, creating an excellent contemporary living and entertaining space. Large French doors and a Juliet balcony flood the room with natural light, complemented by attractive wooden flooring. The modern kitchen is fitted with stylish units, a gas hob, electric oven and integrated appliances, including a washing machine and fridge freezer.

THE KITCHEN

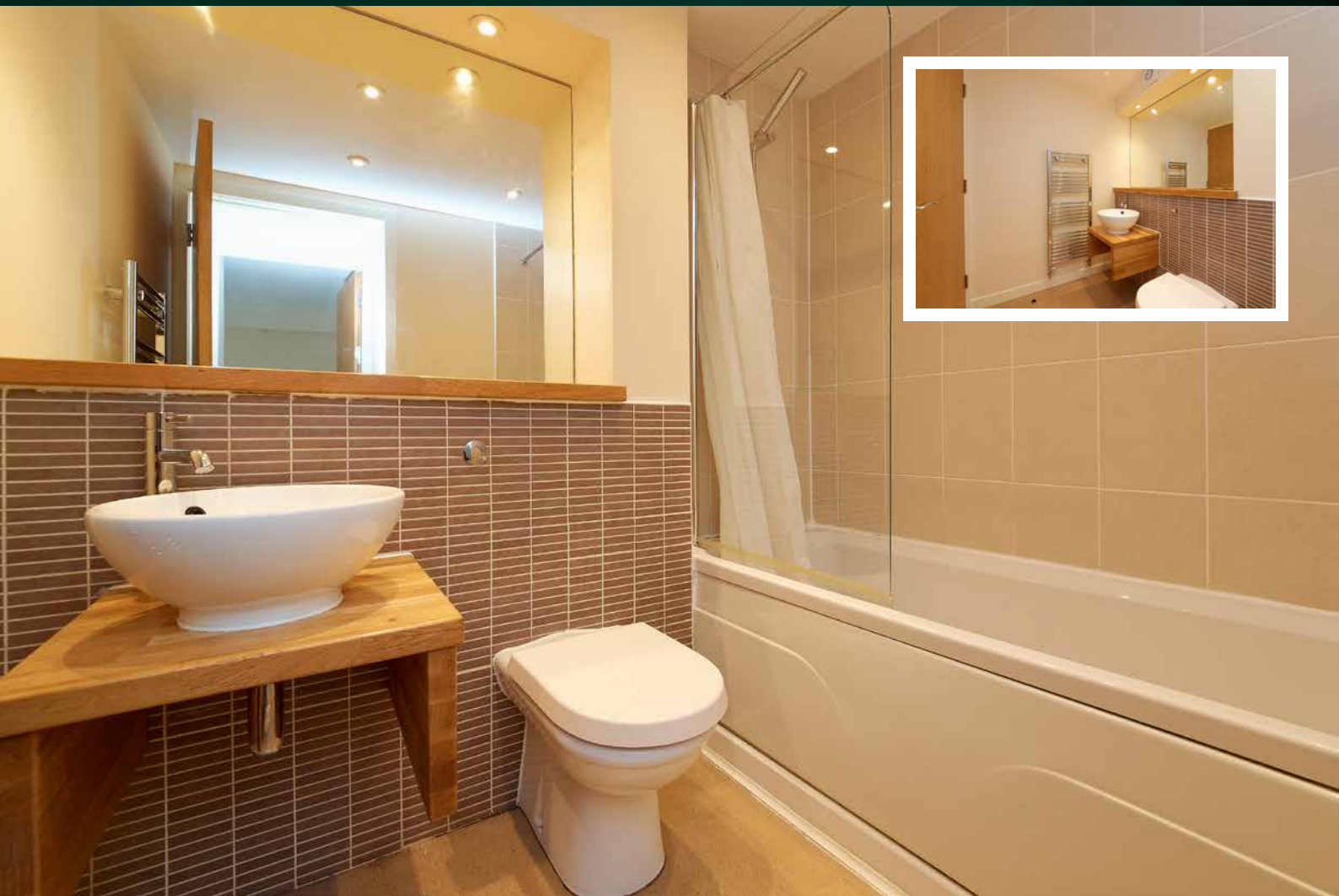




There are two bright and well-proportioned double bedrooms, both benefiting from built-in storage and ample space for additional furniture. A fresh, tiled bathroom is fitted with a bath and shower, WC, and pedestal wash hand basin.

A useful hallway storage cupboard provides additional practical storage, while double glazing and gas central heating ensure year-round comfort.

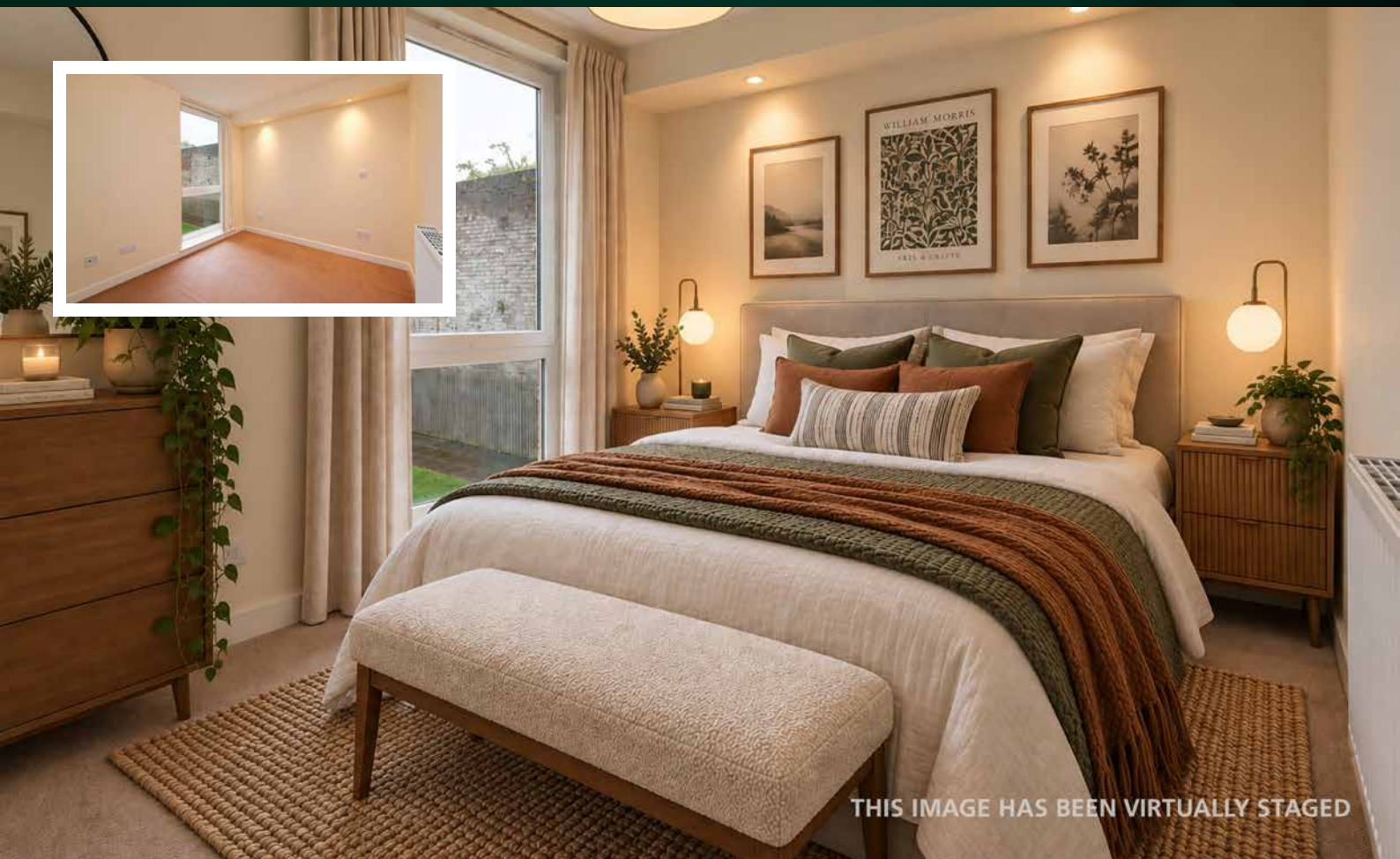
THE BATHROOM



BEDROOM 1



BEDROOM 2

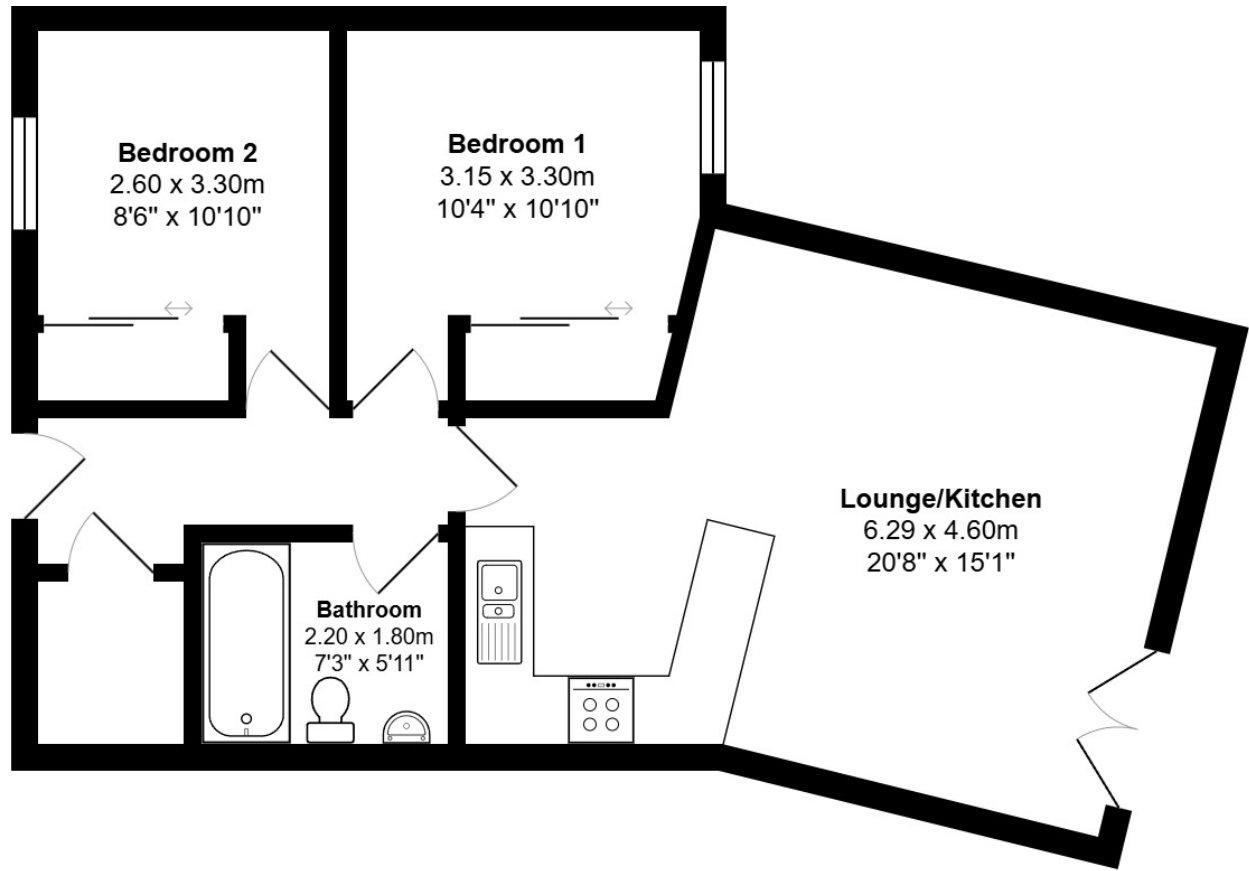


EXTERNALS



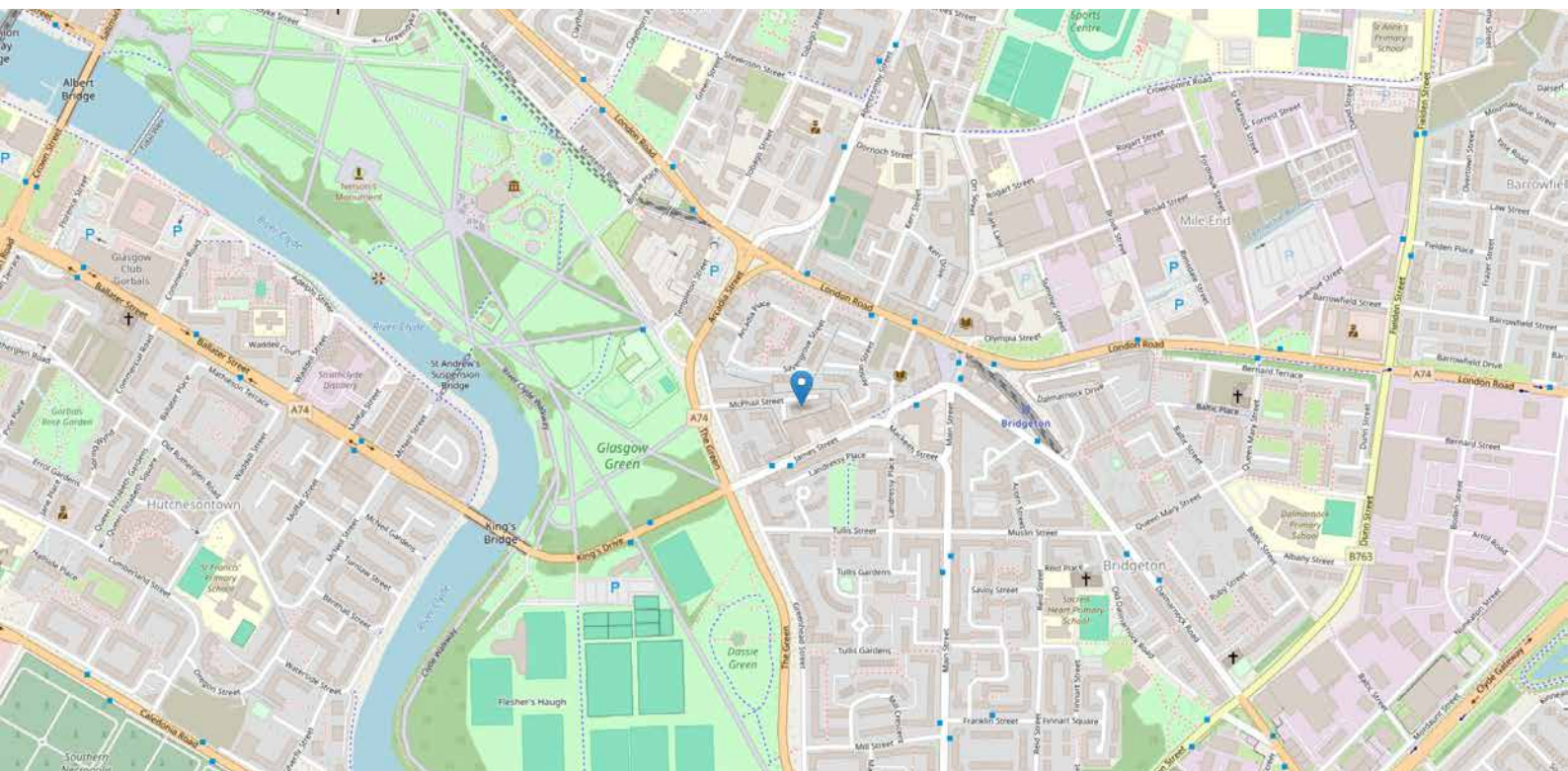
For those seeking the convenience of city living, the property also benefits from secure entry, lift access and allocated private parking within the communal car park.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

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



THE LOCATION

McPhail Street enjoys an enviable position overlooking the open green space of Glasgow Green and the iconic People's Palace. This is an increasingly popular area, offering an excellent combination of city convenience, local amenities and attractive surroundings.





Glasgow city centre is within easy walking distance, taking around ten minutes, providing access to an extensive choice of shops, restaurants, bars and entertainment. The nearby Merchant City adds another dimension, with its vibrant atmosphere, independent venues and regular programme of events including the Merchant City Festival, Jazz Festival and farmers' markets.

There is also a great selection of everyday amenities close by, including cafés, restaurants, a gym and nursery facilities. Glasgow Green provides an impressive setting for outdoor events throughout the year, from concerts and pipe band championships to fireworks displays, while the People's Palace offers a varied programme of exhibitions and activities.

In short, this is a superb location for anyone looking to enjoy the energy and convenience of Glasgow city living while having some of the city's best green space right on the doorstep.



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