



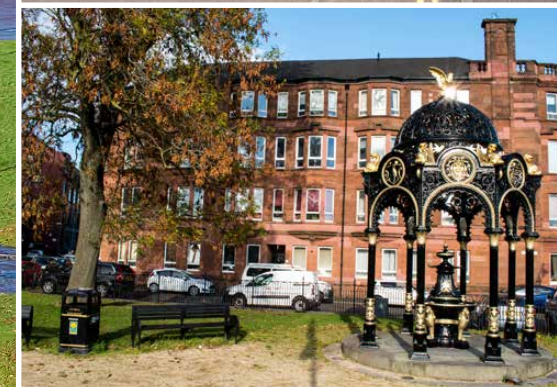
  
**McEwan Fraser Legal**  
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GLASGOW GREEN, GLASGOW, G40 1EE



# THE LOCATION



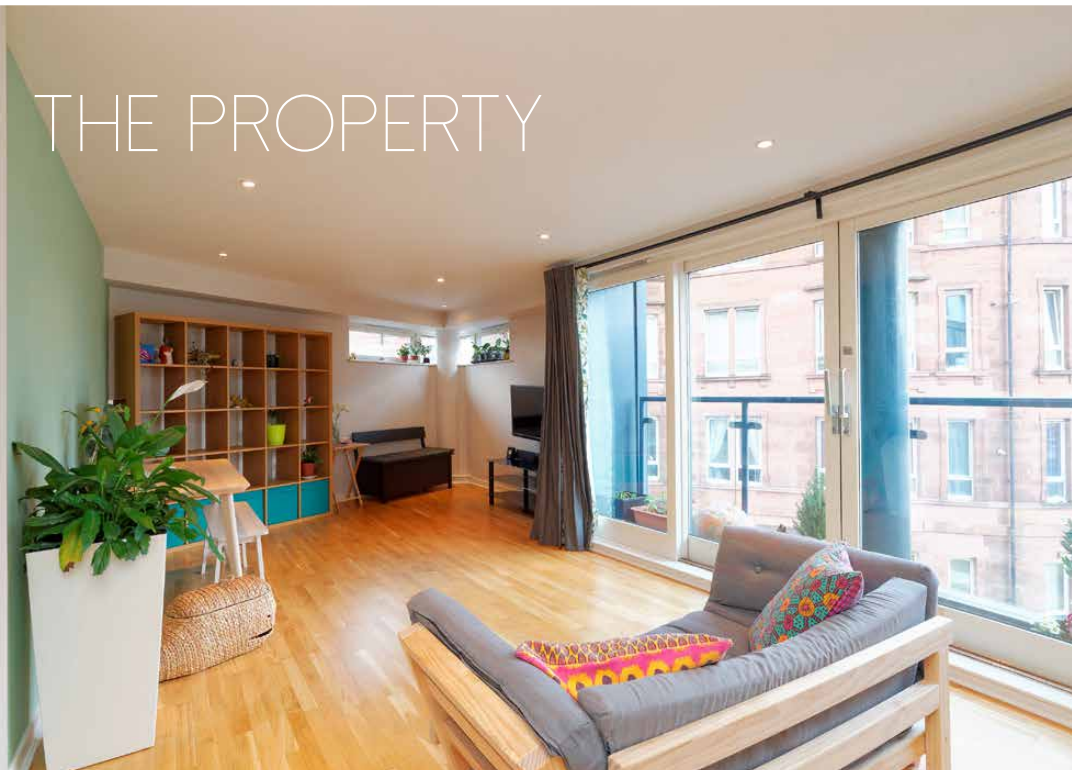
The locally admired 'Verde' building at Templeton Street is a selection of beautiful apartments overlooking Glasgow Green and The People's Palace. Built by Cruden Homes, the properties exude quality and are perfect for people looking for spacious city living.

Living at Verde means you are a brief walk away from Glasgow City Centre and some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City offering shops, restaurants, bars and a range of great events such as the Merchant City Festival and The Jazz Festival. On Verde's doorstep, you will find more bars and restaurants including the award winning West Brewery which is host to a popular restaurant and events throughout the year. Glasgow Green regularly stages events such as fireworks displays, music concerts, the pipe band championships and more. The Forge is a short drive away providing local amenities and the building location gives easy access to motorways.



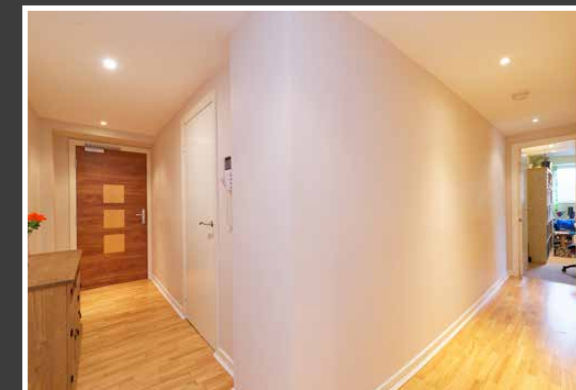


# THE PROPERTY



Occupying a prime position within the building, and enjoying direct access to an expansive full-length balcony, this exceptionally presented two bedroom corner cited executive apartment comes with an allocated parking space within a secure parking lot.

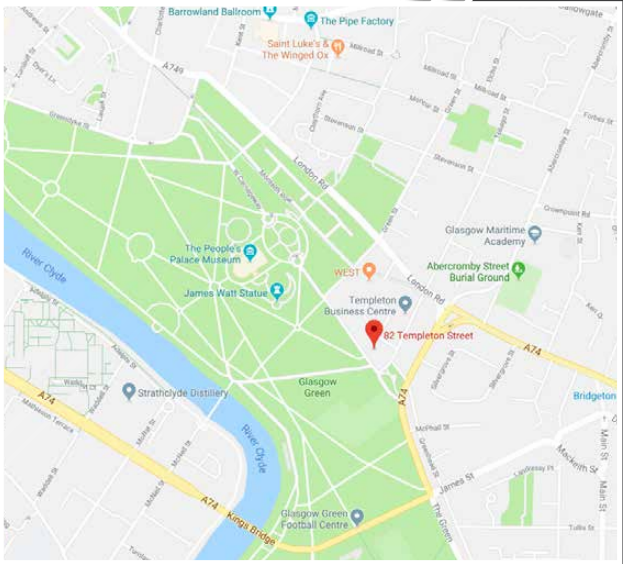
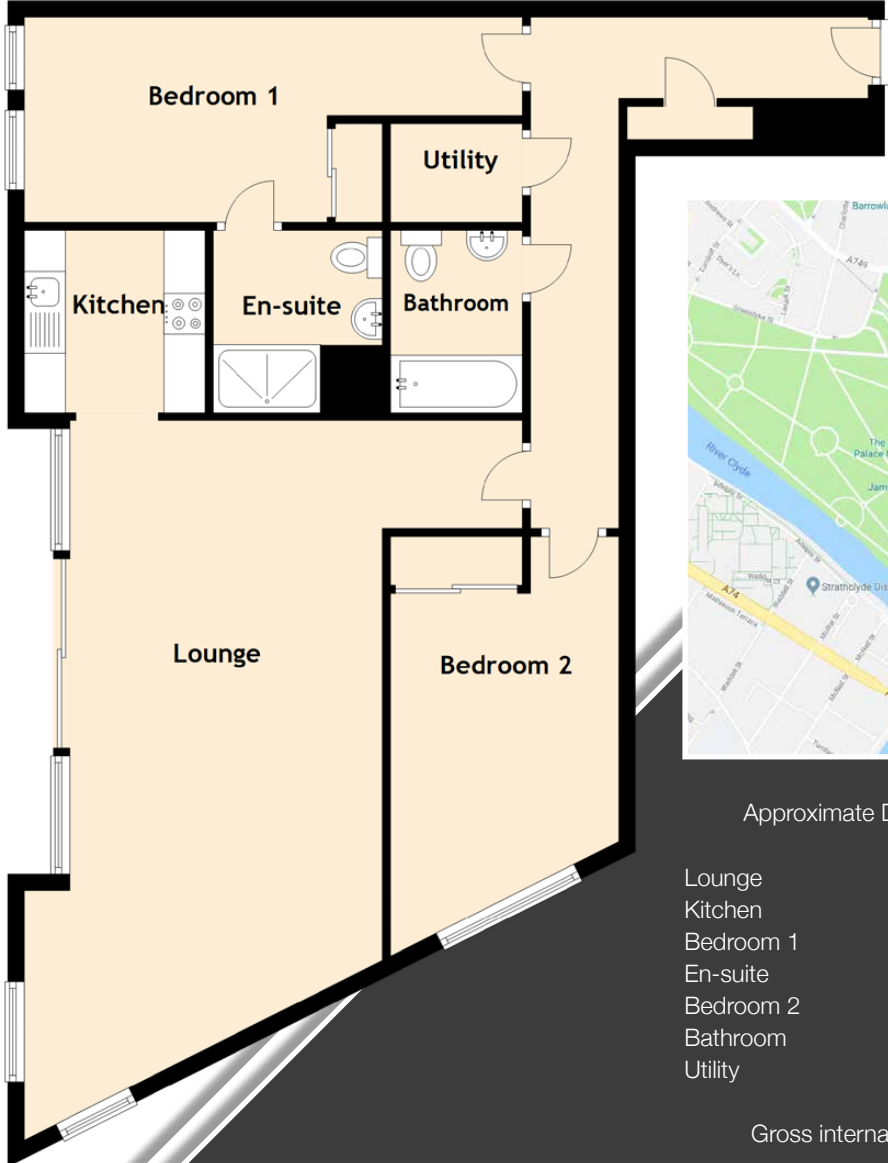
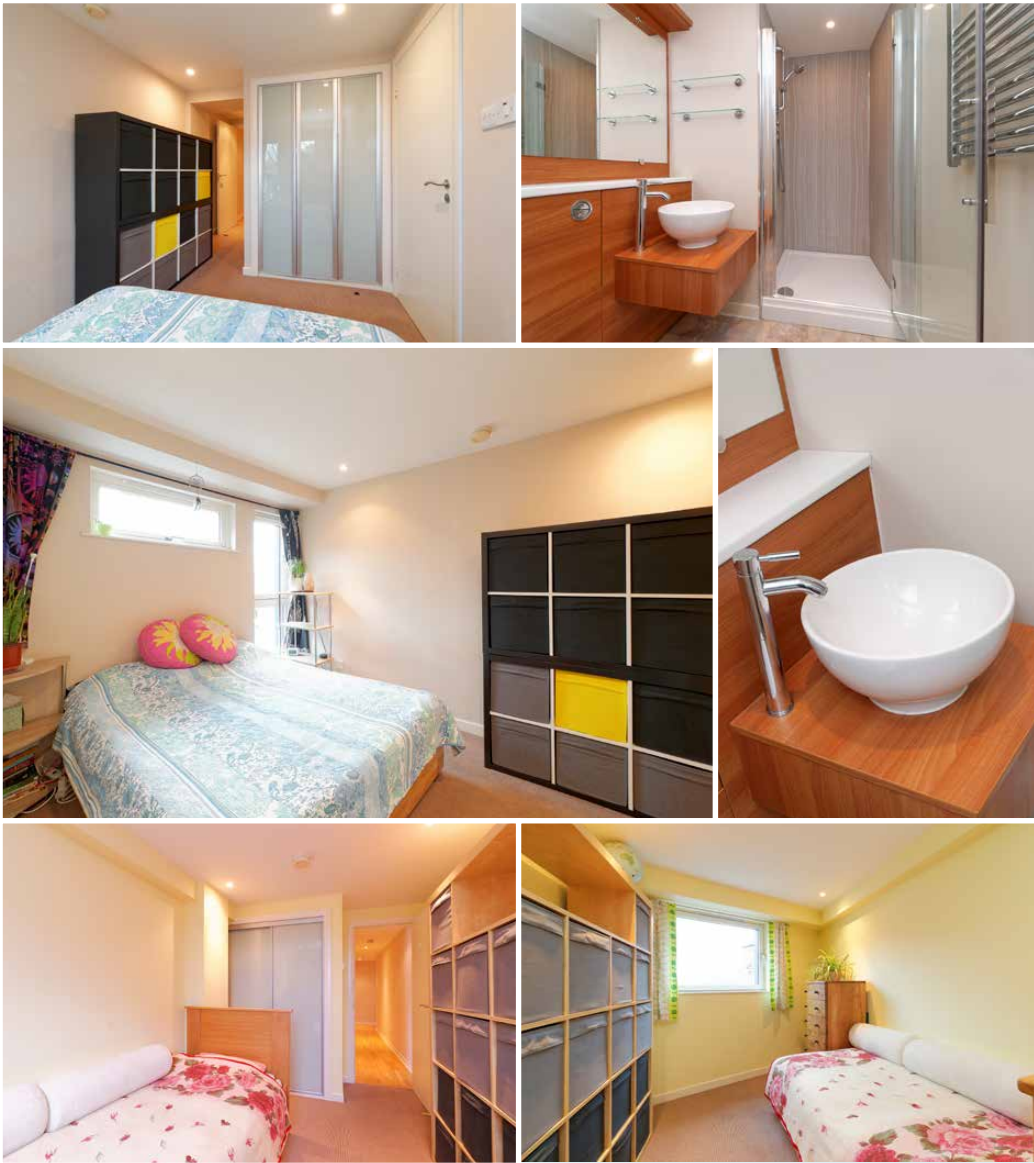
In brief, the accommodation extends to a communal entrance with access to a residents lift and stairwell to all floors. On entrance there is an inviting reception hallway permitting access to all apartments with an adjacent store cupboard. An immediately impressive open plan living space with wall to ceiling windows grants access to the stunning balcony offering fantastic views over Glasgow Green. Internally, the main living area oozes modern urban living and is clearly divided into a lounge and dining area with an adjacent high specification kitchen comprising a range of wall and base mounted units.





In addition, there is a spacious master bedroom with built-in wardrobes and access to a well-appointed en-suite shower room, generously proportioned second double bedroom with integrated wardrobes and to complete the overall accommodation there is a stylish modern bathroom comprising white three piece complimented with built-in furniture.

As the photographs reveal, this larger style modern apartment is attractively decorated throughout in contemporary shades and is complemented by 'wet electrical' underfloor heating and high performance double glazed windows. Peace of mind is aided via a video door entry system. In summary, this is an excellent example of a modern executive apartment situated within a revered development and is sure to spark the interest of young professionals and mature couples alike.



Approximate Dimensions (Taken from the widest point)

Lounge	8.79m (28'10") x 4.90m (16'1")
Kitchen	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	5.50m (18'1") x 2.50m (8'2")
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Utility	1.60m (5'3") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: B





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