

2/3 The Angel Building

69 Kent Road, Charing Cross, Glasgow, G3 7EG

**McEwan Fraser Legal**
Solicitors & Estate Agents





Location

Glasgow is a city that requires little introduction. Vibrant, stylish and confident, it is one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest: The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

The property sits only a short stroll from Charing Cross and so is very convenient for amenities in the City, including popular bars and restaurants, cinemas, theatres and excellent retail outlets. Additionally, the property is close to St. George's Cross Underground Station and adjacent to the motorway network, giving easy access to the Central Belt and Glasgow Airport, which is only 10-15 minutes' drive away. The property is well serviced by numerous bus routes.

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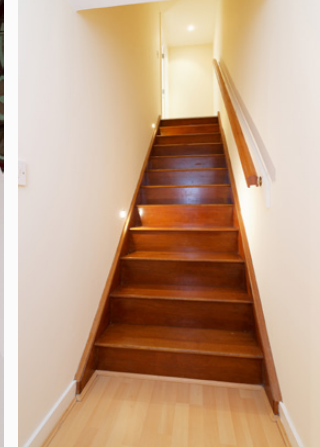
A stylish, one-bedroom, duplex apartment within the popular landmark 'Angel Building' development, with excellent access to Glasgow's city centre and west end amenities. It has recently undergone a professional modernisation programme and tasteful redecoration and offers stylish contemporary living in a highly convenient location close to an enviable selection of amenities in Finnieston, the City Centre and Byres Road. It's the place to be.

This desirable property is as unique as it is beautiful! The handsome building, with striking frontage and a watchful angel in the gable head, dates to 1864 (formerly St Vincent's United Presbyterian Church) and was designed by Glasgow architect Alexander Watt. Now a listed landmark, it was carefully and imaginatively converted into private residences around 2002 to create fantastic and flexible accommodation, which only a viewing will adequately demonstrate, as no expense has been spared! The bespoke, contemporary interior offers sophisticated living space with a delightful mezzanine bedroom, video security entry and elevator access.

This is the perfect apartment for entertaining, the open-plan kitchen unites with the spacious lounge, ensuring that the chef is never far away from the party. The kitchen is a tasty feast of modern chic, with streamlined work surfaces over flush unit doors, a built-in oven, hob, extractor hood, fridge freezer and dishwasher, meaning it is genuinely equipped for convenience and practicality. The feature cathedral-style glazing in this zone takes advantage of natural light to create a modern, contemporary and restful ambience. The living area allows for a comfortable variety of furniture configurations and the wall mounted electric fire is another key feature. A newly fitted shower-room exudes luxury, with an elegant white suite, demonstrating stylish attention to detail without compromising functionality.



Communal Entrance Hallway





A beautiful hardwood staircase with feature lighting leads you gracefully up to the mezzanine level, where clear, crisp and contemporary styling continues into the lovely master bedroom with storage facilities and a newly fitted carpet. The master bedroom further benefits from a cleverly designed and freshly upgraded ensuite bathroom, creating the perfect personal place in which to unwind.

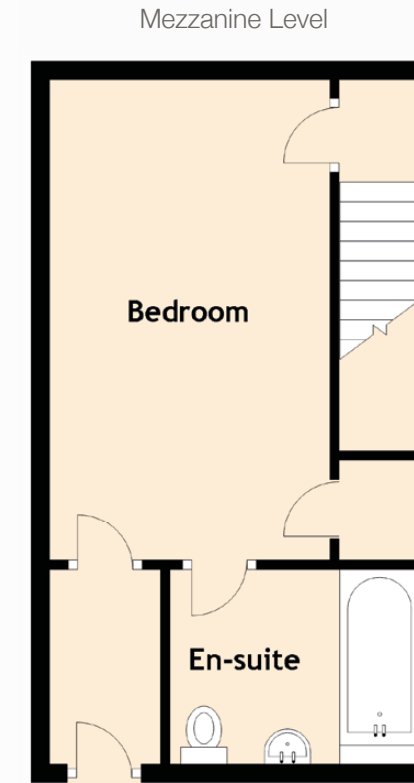
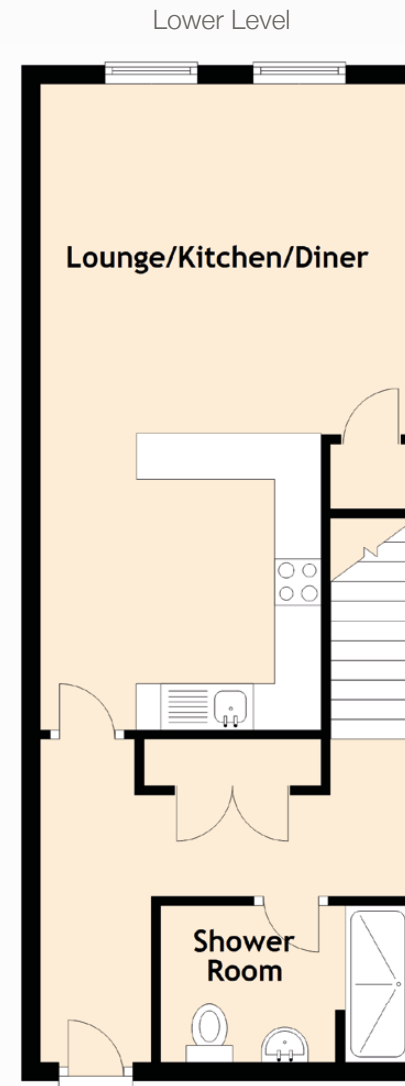
There is a useful, unobtrusive storage cupboard off the lower hallway and an additional door opening into the (upper) communal hallway off the master bedroom.

The apartment is serviced by efficient gas central heating and double glazing. Residents can also enjoy complete peace of mind with a door entry handset with integrated video link. There is the added bonus of an elevator and well-maintained communal grounds.





Specifications



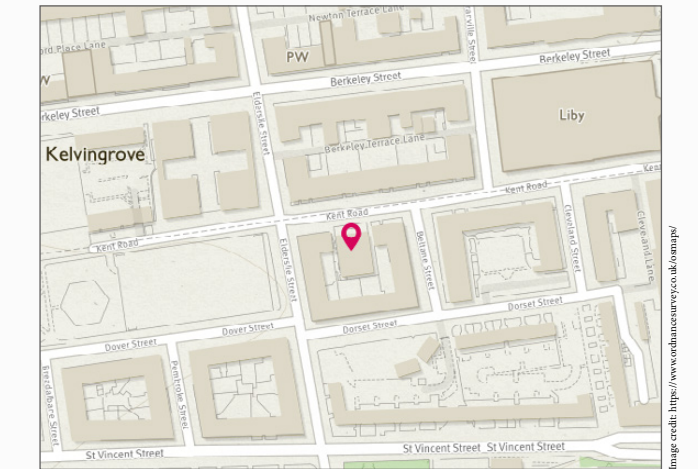
Approximate Dimensions
(Taken from the widest point)

Lower Level
Lounge/Kitchen/Diner 7.00m (23') x 4.00m (13'1")
Shower Room 2.70m (8'10") x 1.70m (5'7")

Mezzanine Level
Bedroom 5.20m (17'1") x 3.10m (10'2")
En-suite 2.70m (8'10") x 2.10m (6'11")

Gross internal floor area (m²): 70m²

EPC Rating: B






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