

Flat 7, 2 Riverview Place

GLASGOW, G5 8EB



Contemporary Three-Bedroom Flat, Incredible Location



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McEwan Fraser Legal is delighted to present this generous three-bedroom, modern apartment located on the south edge of the City Centre, on the Waterfront of Tradeston, it is adjacent to the new Barclays "state-of-the-art" campus and has partial River Clyde views. Situated within the Waterfront Development completed in the early '90s, the property has resident's parking and great access to the City Centre, it is within walking distance over the Squiggly Bridge, offering easy access to the nearby Financial Services District and has West Street Underground Station only a few minutes walk away from the developments landscaped resident's grounds and car park. There are plans in place to upgrade the Quay wall which will be a fantastic asset to the locale, please ask for further details.

The property itself is in fair order and although it could benefit from some modernisations in places, it would take very little to turn this into a stunning flat.

THE LOUNGE/DINER



The accommodation benefits from a security entry system, a communal resident's entrance with stair access to each level and a reception hallway with storage. The spacious and open-plan lounge/diner has a slim balcony offering views over the river and beyond.

THE KITCHEN



The modern fitted kitchen is complete with a range of shaker-style base and wall-mounted units with contrasting tile splashback and appliances to include an integrated oven, hob, hood, and dishwasher with space for under counter washing machine and freestanding fridge freezer and there is a window overlooking the grounds of the development;



There are three double bedrooms with fitted wardrobes. Bedroom one is a double bedroom with carpeted flooring, a window, generous integrated wardrobes and a modern refitted and remodelled en-suite shower room. Bedroom two is a double bedroom with carpeted flooring and a window facing south over the gardens. The refitted main bathroom has a white three-piece suite and shower over the bath. The property has fresh décor, double glazing and an electric heating system.

Early viewing is advised.

THE BATHROOM



BEDROOM 1



BEDROOM 2



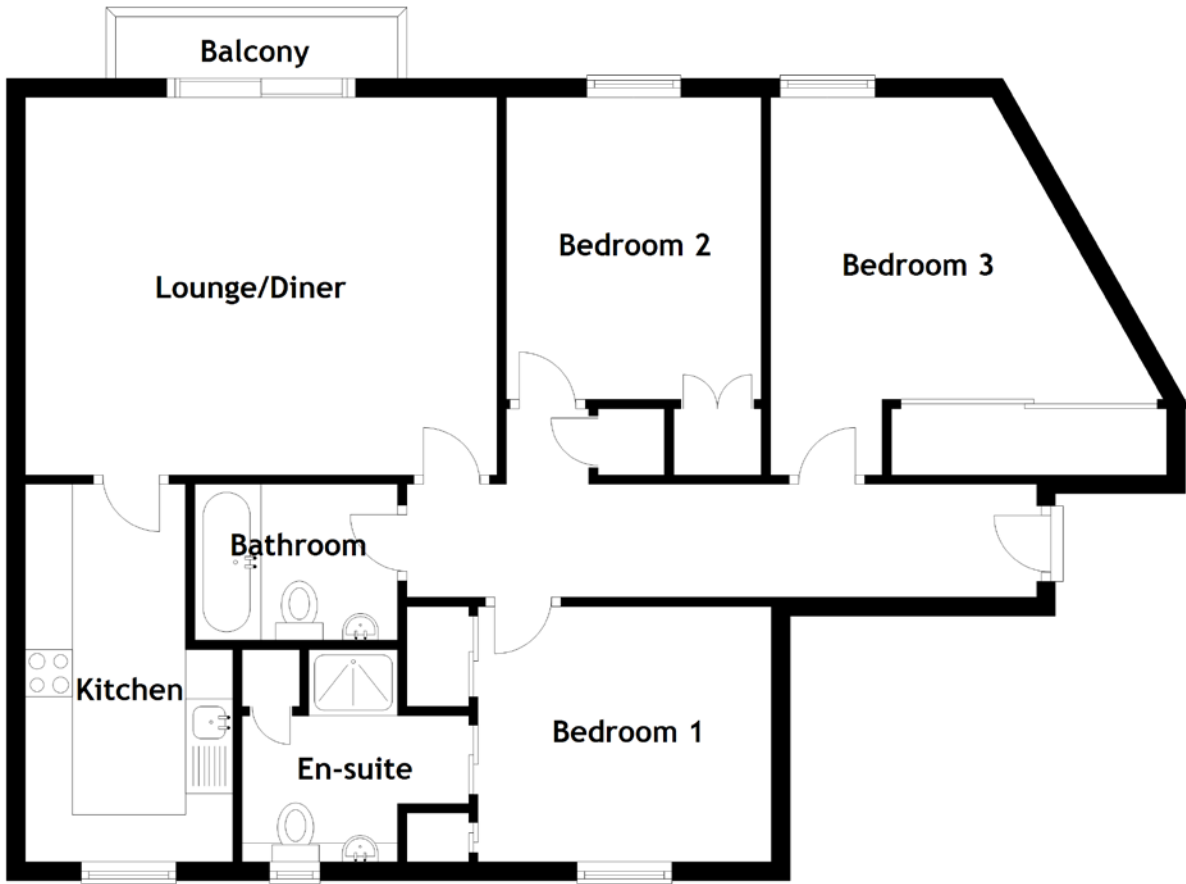
BEDROOM 3



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

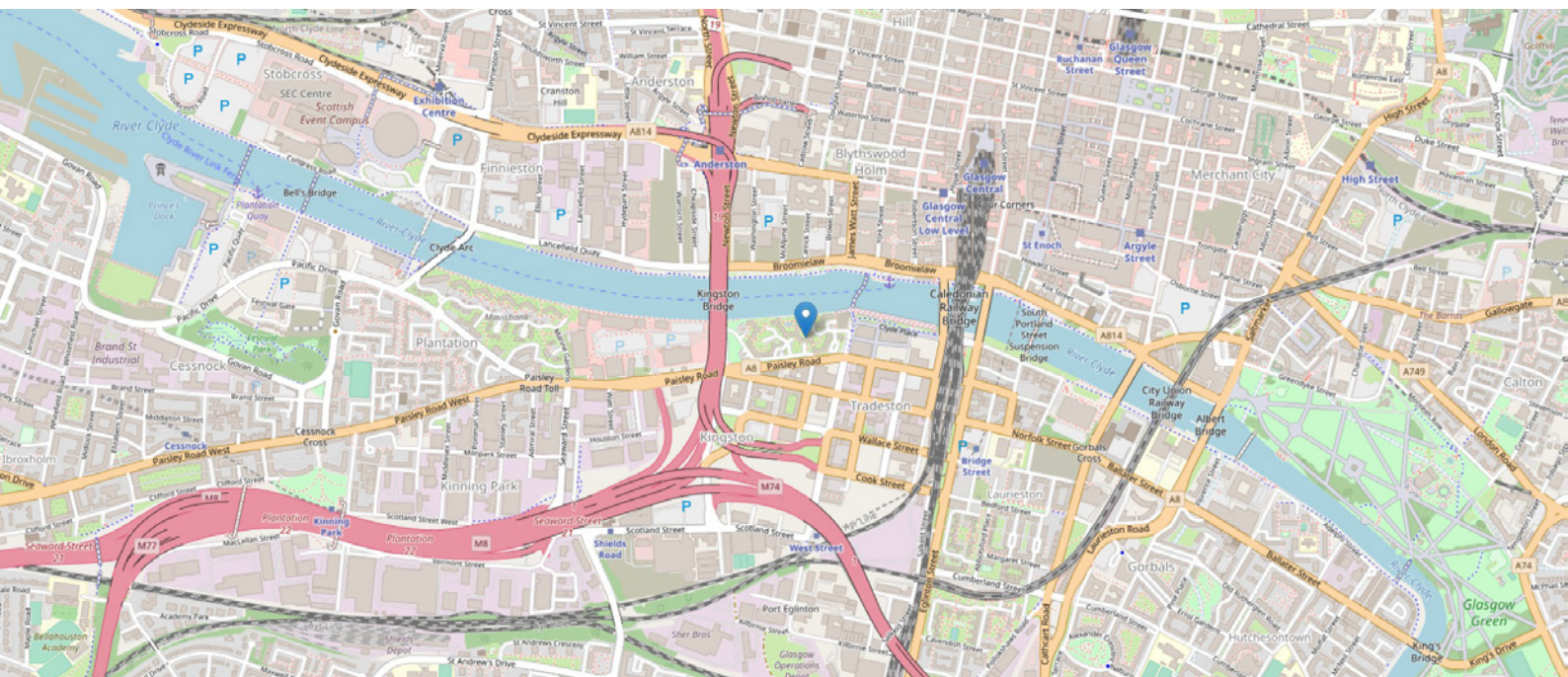


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 5.00m (16'5") x 4.00m (13'1")
 Kitchen 4.00m (13'1") x 2.20m (7'3")
 Bathroom 2.15m (7'1") x 1.65m (5'5")

Bedroom 1 3.10m (10'2") x 2.70m (8'10")
 En-suite 2.40m (7'10") x 2.25m (7'5")
 Bedroom 2 3.20m (10'6") x 2.70m (8'10")
 Bedroom 3 4.20m (13'9") x 4.00m (13'1")

Gross internal floor area (m²): 82m² | EPC Rating: D



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston.





The apartment is located on Riverview Place within the Waterfront Development on the south edge of Glasgow's City Centre and Financial Services District, an area of Glasgow which is benefitted from significant and ongoing redevelopment over the last few decades with a mix of both residential and commercial developments, it is very well placed for the new Barclays Wealth Hub currently being built at Buchanan Wharf nearby.

This location offers easy access to the City Centre and Merchant City, where there is a wealth of amenities including general and specialist shopping, wine bars and many highly acclaimed restaurants. Head south into Shawlands where you will find a great selection of local businesses. The property is in proximity to Strathclyde & Caledonian Universities, the Glasgow School of Art, the SEC and The Clyde Auditorium.

The area benefits from frequent public transport with easy access to Central and Queens Street Train Stations, and West Street subway stations. Public transport and road links to the M8 & M74 motorway network are exceptional. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.



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