

4/2 53 Morrison Street

TRADESTON, GLASGOW, G5 8LB



STUNNING TWO BEDROOM APARTMENT IN ONE OF GLASGOW'S MOST SOUGHT AFTER BUILDINGS



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THE PROPERTY

Jonny Clifford with McEwan Fraser Legal is delighted to offer to the market this magnificent city centre apartment, set in one of Glasgow's landmark and most iconic buildings. This lovely sandstone building was originally commissioned by the Co-Operative as their headquarters in the late 1880s and was designed and detailed in its distinctive French Renaissance style four-storey pavilions, capped by distinctive square domes that reach up into the skyline of the heart of the city.

This rare opportunity will suit a wide variety of buyers but will also appeal to professionals who want to retain an easy-to-manage home within striking distance of the main commercial centres. It is further complemented with a host of features including a secure entry system, underground parking and lift access to all levels.

The grand entrance, with its magnificent staircase, points to an era of unrivalled wealth and quality rarely seen today. Within this fourth floor flat, room dimensions are incredibly generous and the accommodation has been arranged to offer flexibility and individuality.



As you enter the apartment, you are greeted by a welcoming hallway which leads to all rooms. The open-plan kitchen and lounge is a fusion of practicality and style, with more space than some of the most contemporary homes in the country. Whether you are entertaining guests or kicking back after a long day, this flat is the perfect setting for it all. The views from this flat offer the most incredible backdrop of Glasgow's stunning City Centre skyline.

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The kitchen is a chef's dream and has been beautifully fitted to include quality floor and wall-mounted units with a striking work surface and preparation island. It also comes complete with a selection of integrated appliances and smart finishes such as an ice-machine and integrated plug sockets. Its open plan design means the chef is never too far away from the party too.

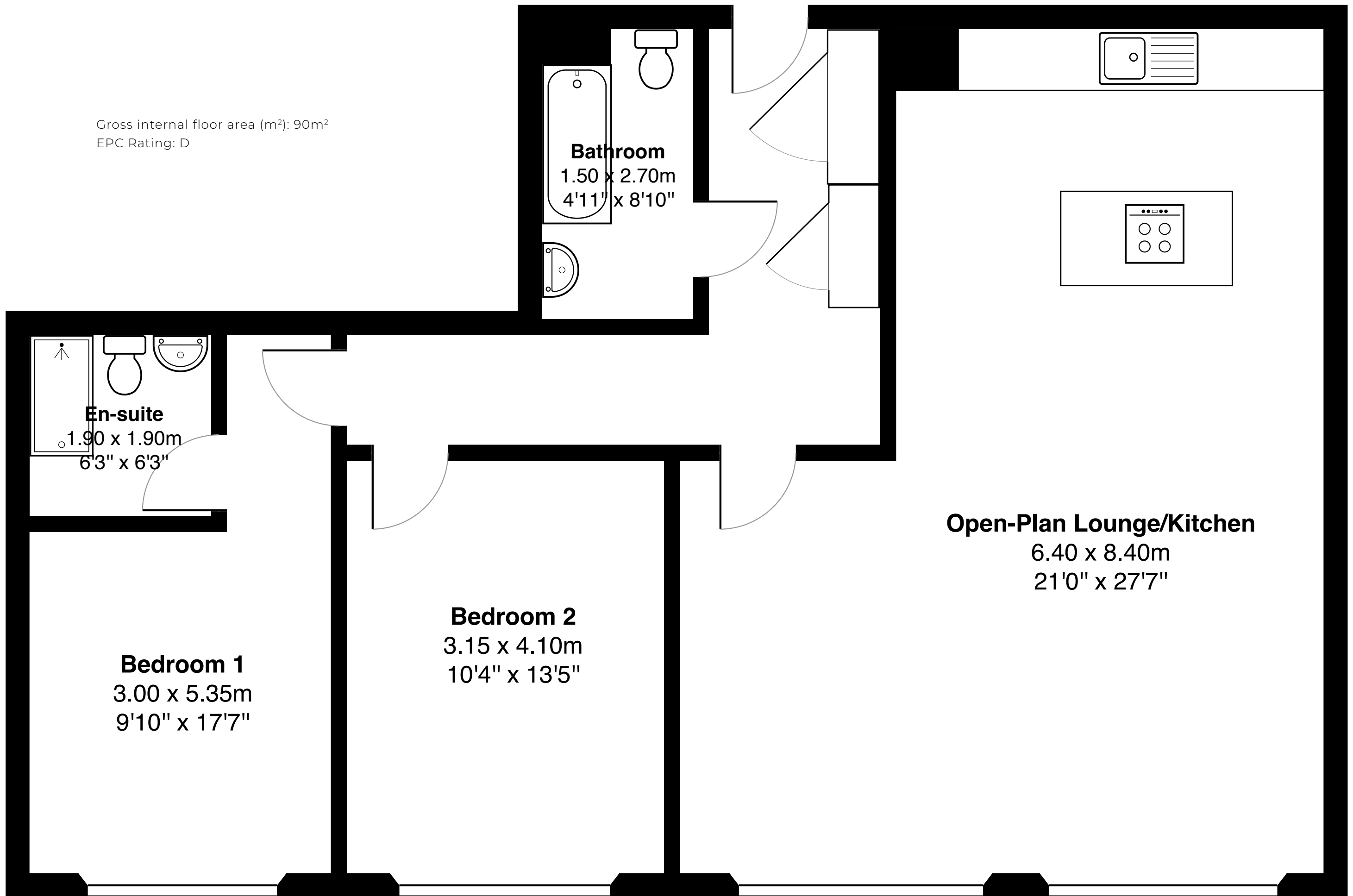


There are two very well-appointed double bedrooms, both benefit from internal glazing cassettes keeping the sleeping areas a lot warmer, there are also stylish wooden shutters that add a sense of grandeur to these quarters. Both are incredibly generous in size with the master benefiting from a newly refurbished en-suite shower room. There is also a fully tiled family bathroom providing a serene space to relax in after a long day.

Early viewing is advised for anyone seeking a great property that ticks all the boxes for modern, chic, stylish and easy living in a great city location.



Gross internal floor area (m²): 90m²
EPC Rating: D



14

15



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.

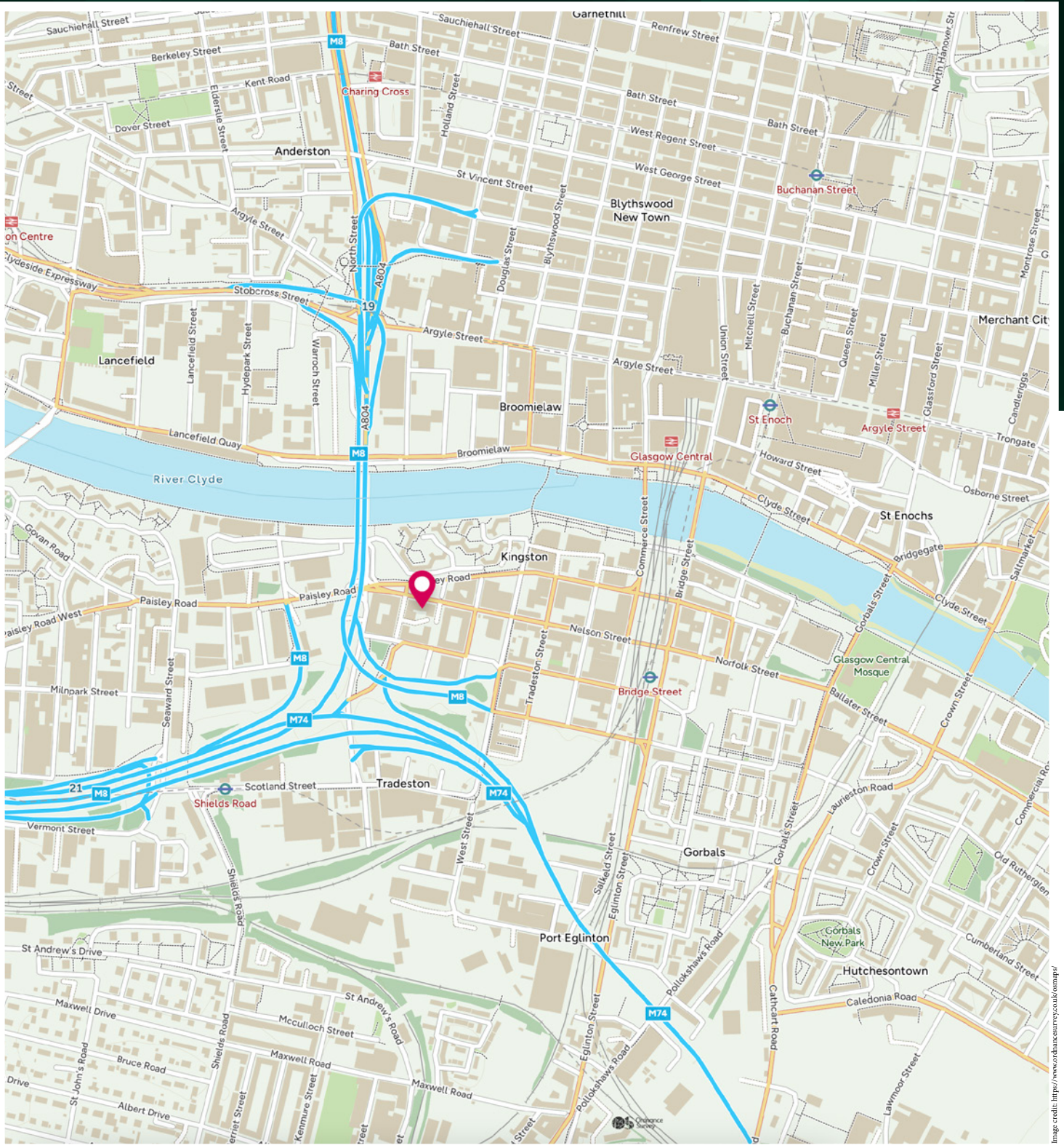


Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within a minute's walk and commuter access to the M8 motorway network and Clydeside Expressway is within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/ twenty minutes drive. Prestwick is approximately forty-five minutes away.



The property is also close to the underground. The Tradeston area is a sought-after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.



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