

# 0/1,30 Minerva Way

FINNIESTON, GLASGOW, G3 8GD



IMMACULATE TWO-BEDROOM MODERN  
APARTMENT SET IN A GREAT LOCATION



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We are delighted to offer to the market this immaculate two bedroom, ground floor apartment. This highly aspirational property has been meticulously planned to create a spacious, low maintenance living. This design-led home - boasts modern urban living in the iconic Minerva Way development, and even comes complete with the added advantage of a private secure parking space.

This is a great apartment for working, studying and entertaining. The kitchen is well equipped, with streamlined work surfaces over maple unit doors. With an electric oven, gas hob and washing machine, and integrated fridge and freezer, it's designed for convenience and functionality. The extensive glazing in the lounge makes the most of the natural light, to create a modern and contemporary ambience. It really is the heart of the home and offers a plethora of different furniture configurations, whether its sitting down to a lovely meal or chilling out on the sofa with a glass of wine after a long day - this space offers it all. Clear, crisp and contemporary styling continues into the two double bedrooms with the convenience of bespoke fitted wardrobes. The master bedroom has an en-suite which features a large walk-in cubicle, while the main bathroom is partly tiled, with a bath, toilet, sink, built-in storage and a mains shower over the bath.









**the kitchen**







**bedroom 1**







**bedroom 2**







**en-suite**







**the bathroom**







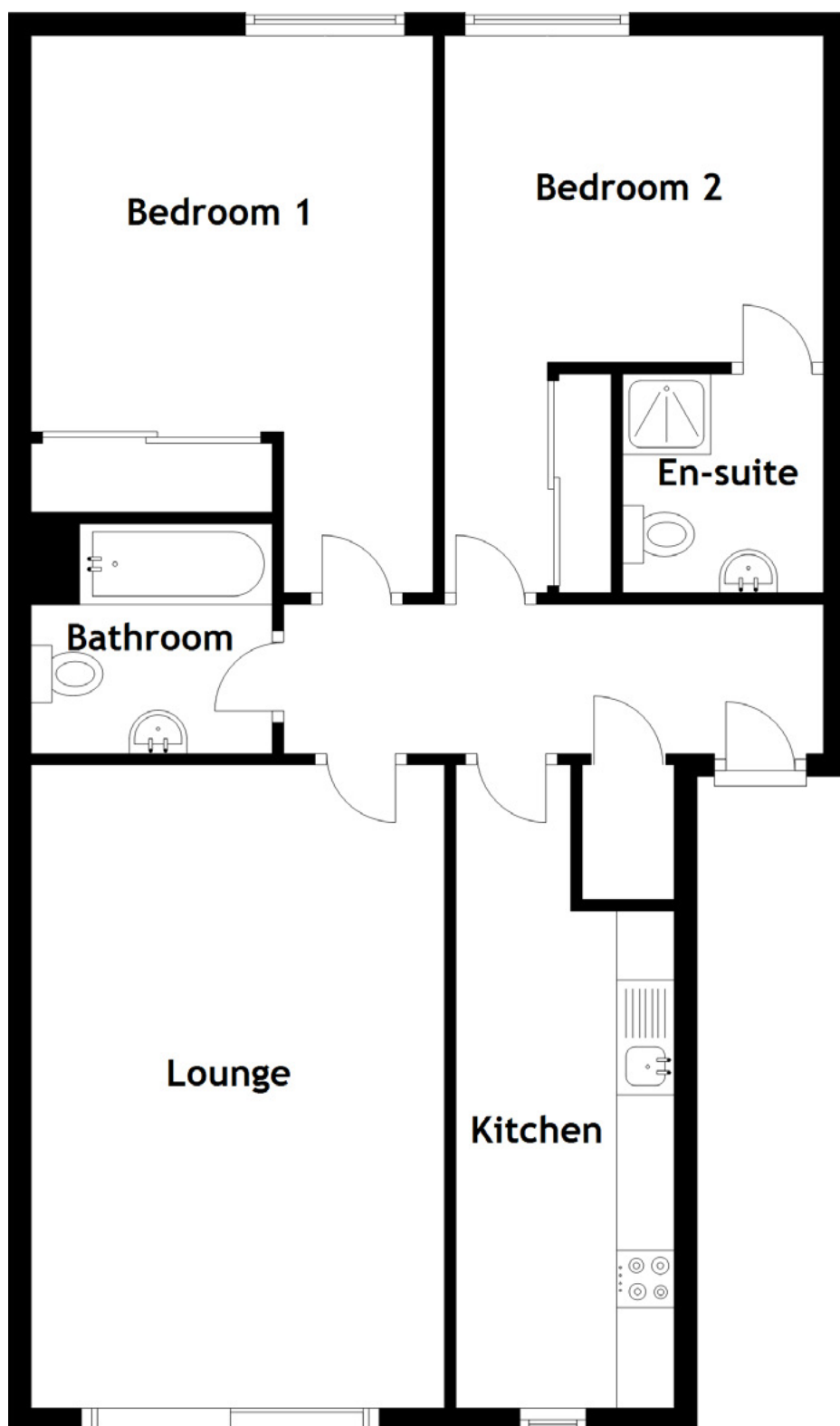
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Storage is a necessity in modern living and the apartment has generous integral storage in all of the bedrooms, as well as a cupboard in the hallway. The property is serviced by central heating to radiators. Residents can also enjoy further peace of mind with double glazing and a security door entry handset. Externally, there is the added bonus of a secure private parking bay.

Some apartments tick all the boxes and this is certainly one of them. The extremely spacious nature of the modern apartment, the walk-in condition, and the virtual insatiable demand currently being experienced for first-class accommodation in the immediate area make this one for any professional couples viewing list. Early viewing is advised.

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Approximate Dimensions  
(Taken from the widest point)

Lounge	5.60m (18'4") x 3.60m (11'10")	En-suite	1.91m (6'3") x 1.75m (5'9")
Kitchen	5.60m (18'4") x 1.90m (6'3")		
Bedroom 1	4.85m (15'11") x 3.50m (11'6")	Gross internal floor area (m <sup>2</sup> ): 76m <sup>2</sup>	
Bedroom 2	4.85m (15'11") x 3.30m (10'10")	EPC Rating: C	
Bathroom	2.10m (6'11") x 2.00m (6'7")		

## Floor Plan





Minerva Way in the popular area of Finnieston is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten-minute walk to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, including the trendy west end, making it an incredibly popular place to call home.

## The Location



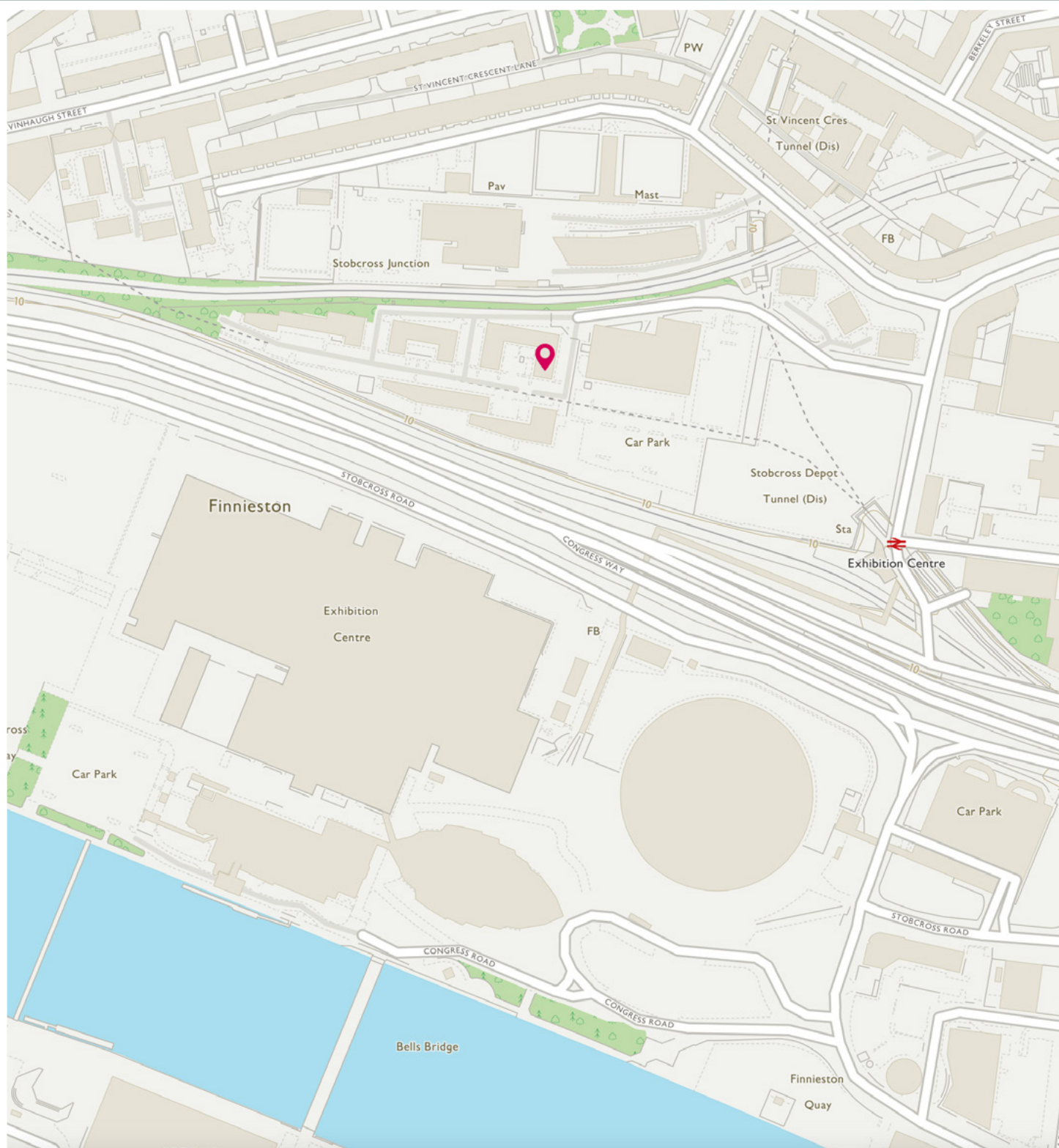


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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