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CALTON, GLASGOW, G40 1EF



*STUNNING ONE-BED PENTHOUSE APARTMENT IN
AN ICONIC DEVELOPMENT*



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We are delighted to bring to the market this stunning one-bedroom Penthouse apartment. Set in the heart of one of Glasgow's finest and most stylish developments at Glasgow Green. Given the top floor location, this impressive apartment benefits from some of the best views of the city anyone could ever ask for.

The property is presented in immaculate decorative order throughout, leaving the new owners nothing to do, except move in and start enjoying the stunning cityscape views and the fantastic accommodation offered by this highly aspirational apartment.

The accommodation consists of a very spacious and immediately impressive open plan lounge/kitchen/diner with panoramic windows that flood the room with light creating a very relaxing living space. The stylish kitchen area is finished in white units with a gas hob, electric oven, a built-in microwave, integrated dishwasher, and fridge & freezer. It has been designed for both style and functionality, and it is clear to see the open plan layout ensures the chef will never be far away from the party.







To keep everything clutter-free and tidy there are two good sized cupboards provided along with a utility cupboard to house the washing machine neatly out of sight.

The double bedroom has built-in wardrobes with ample space for free-standing furniture.

The tiled bathroom is cleverly accessed from the bedroom or the hallway and the contemporary finish offers a clean white suite with an electric shower over the bath.



the bedroom







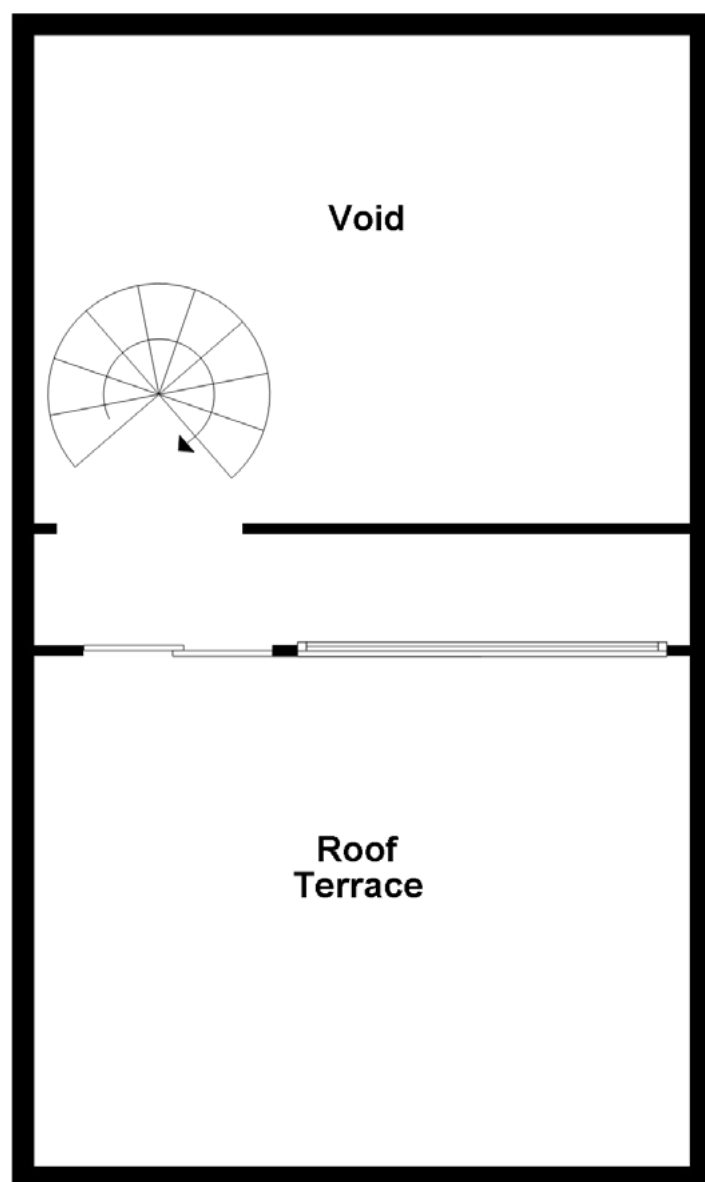
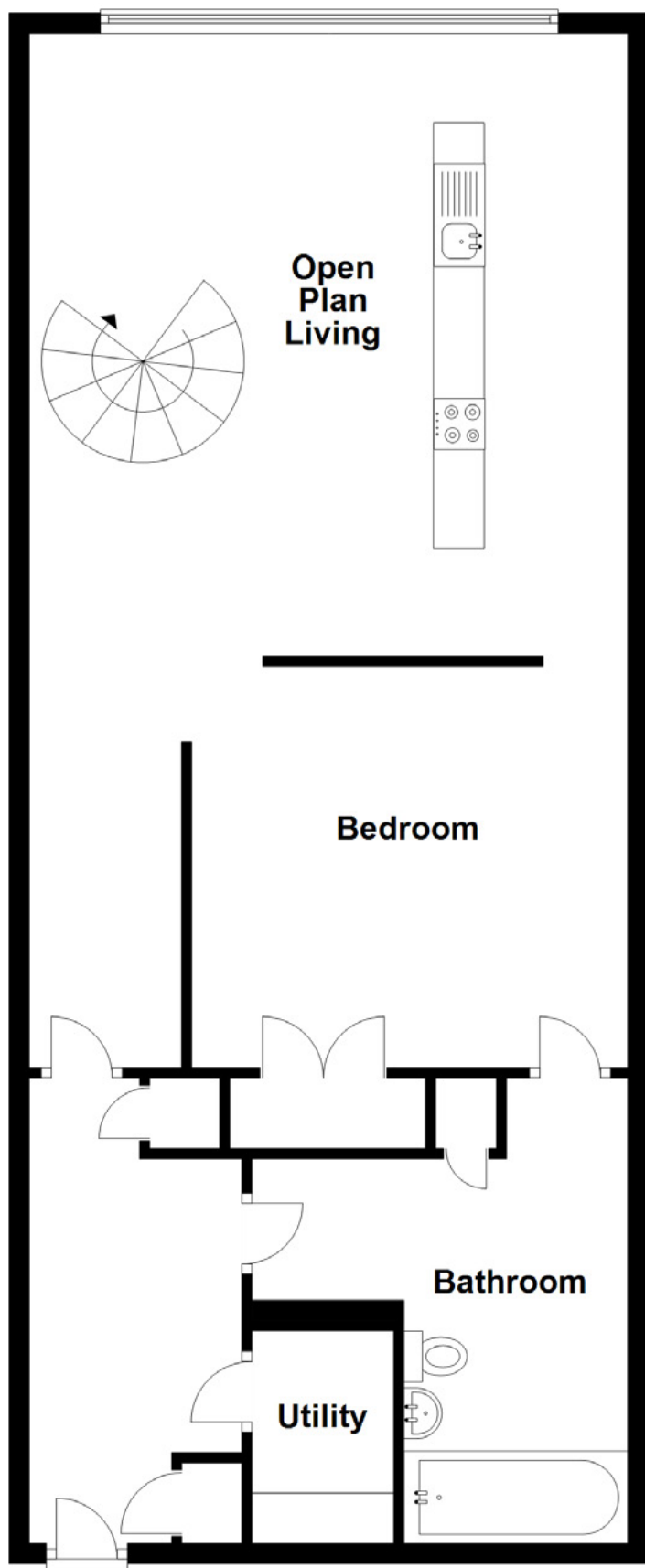
The spiral staircase leads beautifully to an upper mezzanine level which could easily provide excellent space for a home office if required. This stunning apartment also benefits from a rooftop sun-terrace and entertainment space which offers the perfect place to relax with friends after dinner or a glass of wine at the end of a hard day or even just to grab a coffee and a breath of fresh air before you head out for the day ahead.

The apartment is kept warm, comfortable and secure via the double glazing, central heating and secure entry system with a video phone and a lift service. An allocated parking space is also supplied with the apartment. Externally, the park and the surrounding area are perfect for walks or cycling.

Early viewing is strongly advised for anyone looking for a very stylish apartment in one of Glasgow's best and most iconic developments and where all the hard work has already been done. This property is subject to a Buyers Premium of £3120 which includes vat and is payable by the winning bidder.







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.40m (21') x 5.90m (19'4")
Bedroom	4.40m (14'5") x 3.70m (12'2")
Bathroom	4.60m (15'1") x 3.50m (11'6")
Utility	2.10m (6'11") x 1.40m (4'7")
Roof Terrace	6.00m (19'8") x 4.60m (15'1")

Gross internal floor area (m²): 74m²

EPC Rating: B

Buyer's Premium Value: £3120

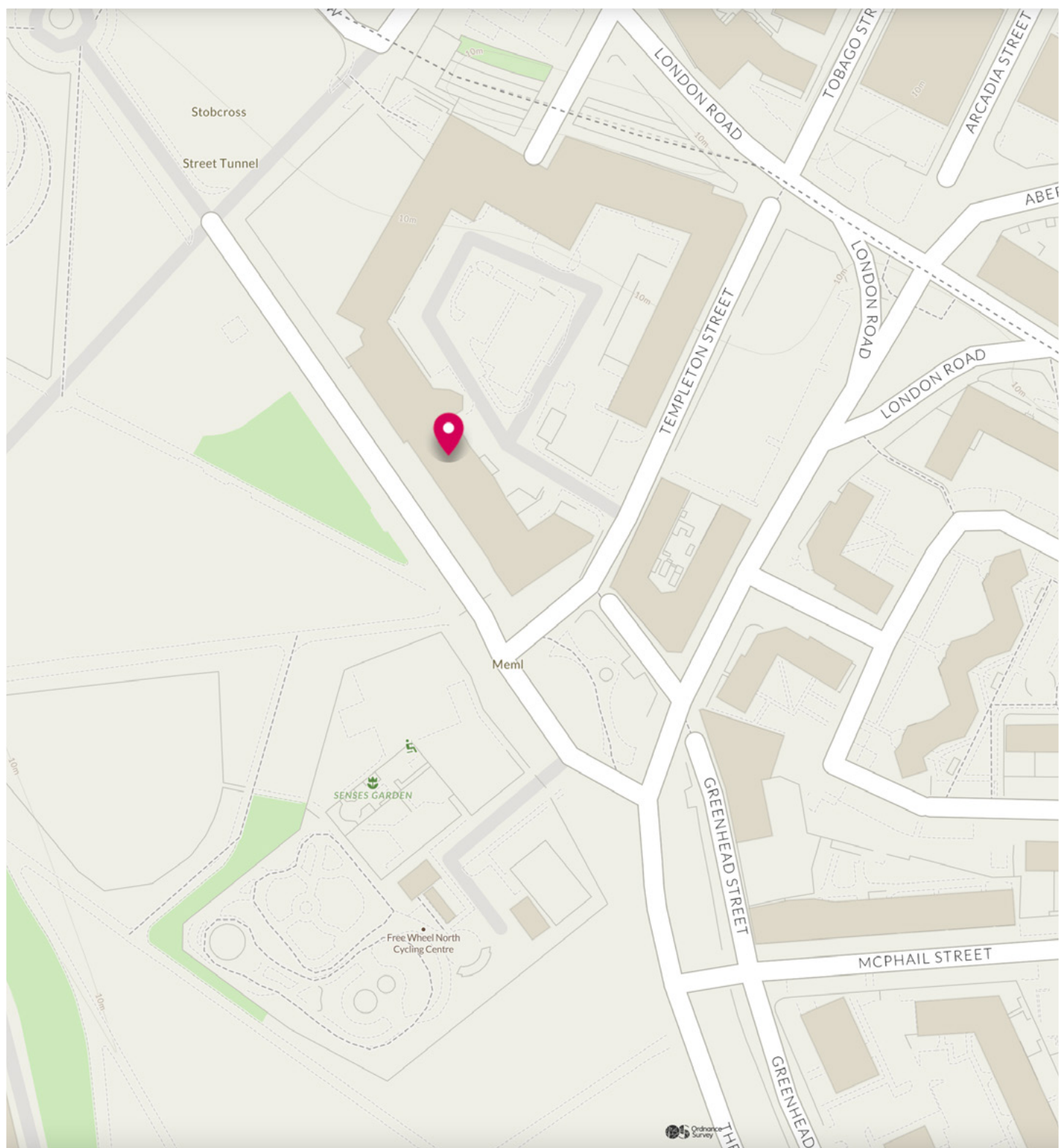
Extras (Included in the sale): Furniture may be available by separate negotiation.



The beautiful Grade A listed former Templeton Carpet factory building at Templeton Street is a selection of stunning apartments overlooking Glasgow Green and the People's Palace. The properties exude quality and are perfect for people who want space to live their lives. The location is perfect too, at the heart of a major regeneration initiative and a short walk from Glasgow city centre.

Living here means you are only 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, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On the doorstep, you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday. Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.

The Location



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