

0/2, 113 Cook Street

TRADESTON, GLASGOW, G5 8JQ



*TWO BEDROOM APARTMENT IN AN ICONIC CITY
CENTRE DEVELOPMENT*



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We are delighted to offer to the market this magnificent two-bedroom apartment. Set in a very popular development close to the city centre. This spacious design-led property just oozes modern urban living.

The kitchen is very contemporary and has clearly been designed for convenience and functionality. Well equipped, with darker streamlined work surfaces contrasting beautifully with hazelnut units. The appliances include a gas hob, electric oven, integrated washer/dryer, dishwasher and fridge/freezer. Given the open plan layout extends into the lounge, it makes a perfect apartment for entertaining. The extensive glazing in the living room makes the most of the natural light, to create a modern and contemporary ambience. Clear, crisp and contemporary styling continues into the two double bedrooms, both of which are generous in size and offer plenty of space for free-standing furniture. The sleek bathroom exudes luxury, with an elegant white suite, mosaic tiles and a mains shower over the bath.

The Location

open plan living





bedroom 1





bedroom 1

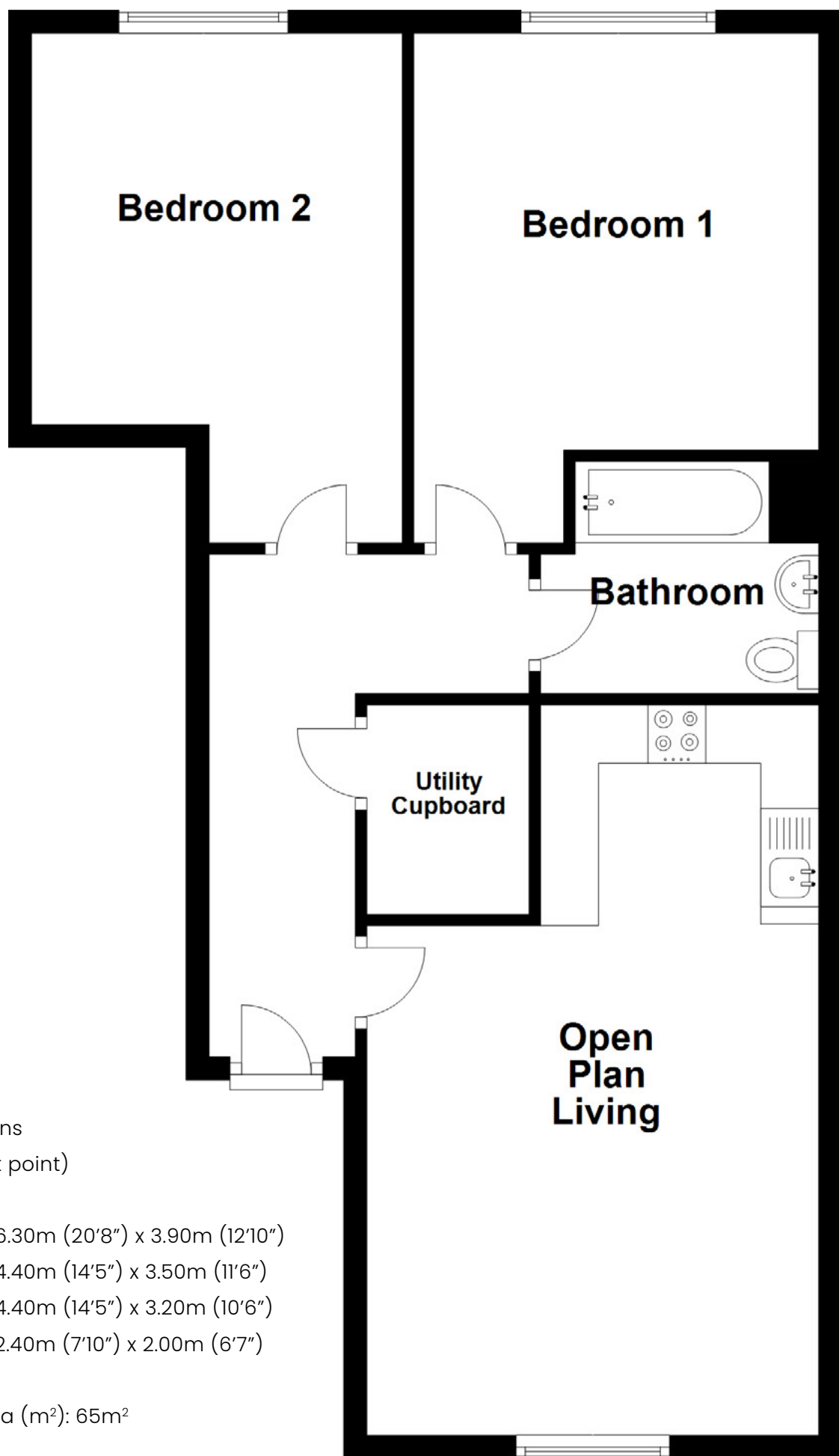




The property is serviced by gas central heating to radiators. Residents also have key access to the side gate that leads very conveniently to the West Street Tube Station only two minutes walk away.

Some properties really do tick all the right boxes, this is certainly one of them. Early viewing is advised for anyone looking for a fantastically stylish and modern city apartment that has been meticulously designed. Part Exchange available.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 3.90m (12'10")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")
Bedroom 2	4.40m (14'5") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 65m²

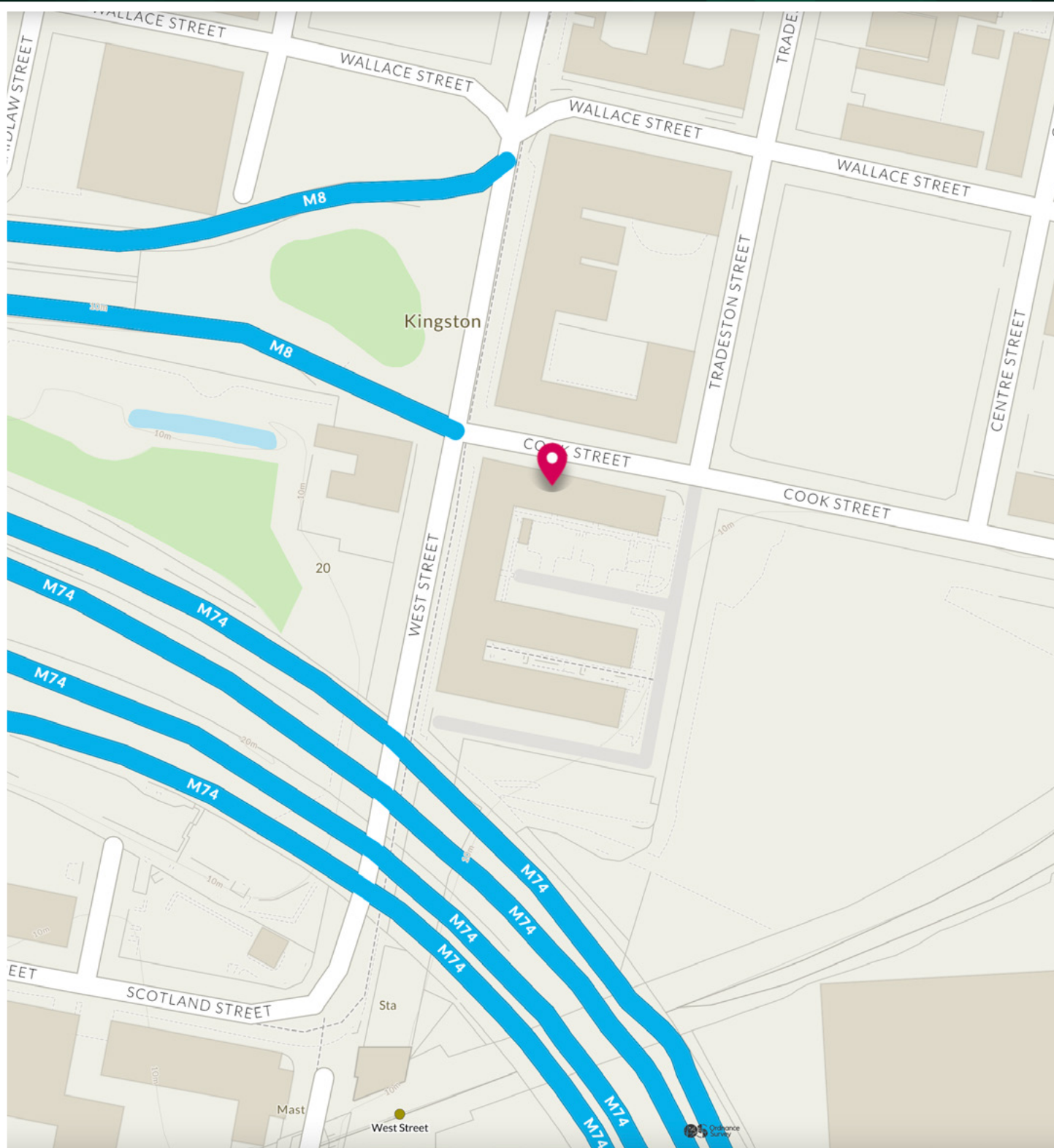
EPC Rating: C



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 minutes walk and commuter access to the M8 motorway network and Clydeside Expressway 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. 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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