

Flat 5/1,3 Templeton Court

GLASGOW GREEN, GLASGOW, G40 1EF



*Stunning Two Bedroom Flat Overlooking Glasgow Green.
Magnificent Flat In a Top Location*



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McEwan Fraser is delighted to present this beautiful two double bedroom apartment to the market. The apartment has been extensively upgraded from the developer's original specification and meticulously designed to create a spacious, low-maintenance, design-led space that epitomises modern urban living. Inside, the extensive use of glazing and winter garden cleverly acts as an extension to the internal space and make the most of the natural light. The apartment has a very bright and airy feel with spectacular views across Glasgow Green.

THE LOUNGE/KITCHEN



This is a perfect apartment for entertaining, the open-plan kitchen extends into the living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with streamlined granite work surfaces over flush oak unit doors, an integrated oven and grill, induction hob, microwave, dishwasher and fridge freezer meaning they are equipped for convenience and functionality.



The extensive glazing in the living area makes the most of the natural light to create a modern and contemporary ambience. Stunning views of the Glasgow Green are available from the winter garden and there is ample space for a dining table and chairs for more formal dining with friends and family.



THE SUN ROOM





Clear, crisp and contemporary styling continues into the two bedrooms with bespoke fitted wardrobes.

The master has a cleverly designed en-suite feature a large walk-in shower.

The sleek main bathroom also boasts an elegant finish.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2

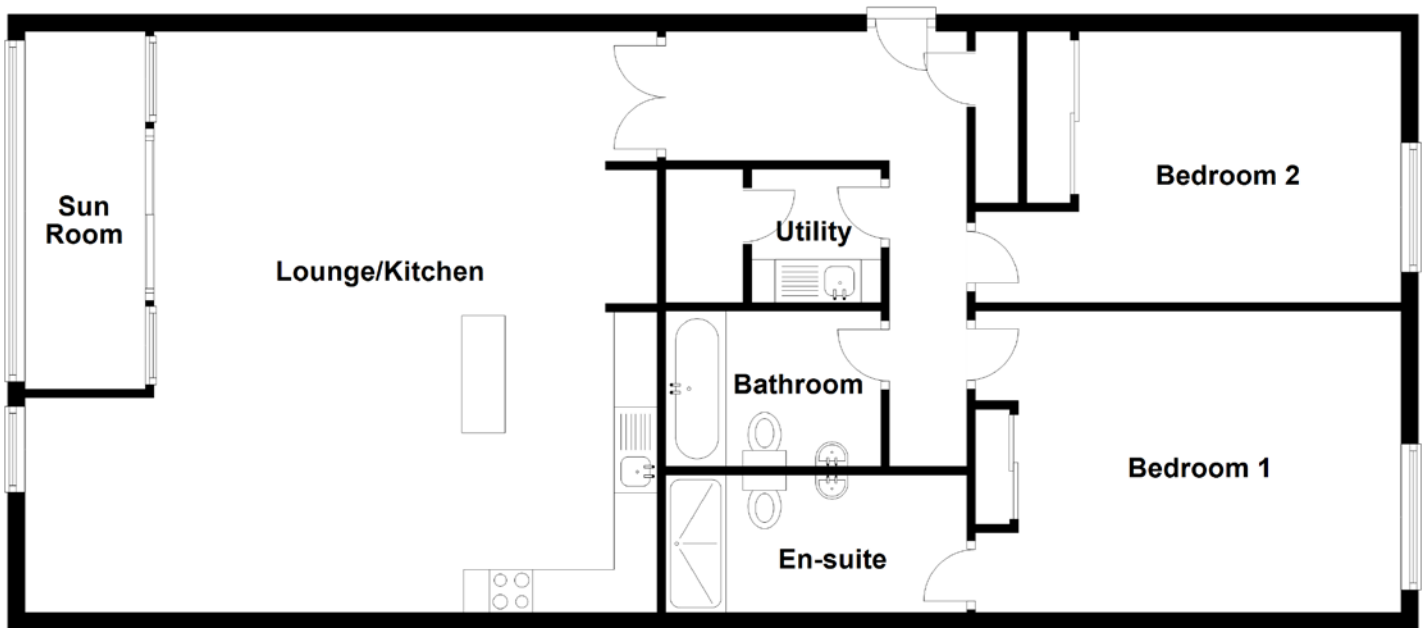


The apartment further benefits from under-floor heating and double glazing. Residents can also enjoy peace of mind with a door entry handset with an integrated video link and a lift service each floor. Lifestyle is highly regarded within the development, which features private underground parking and modern landscaped gardens, providing residents with a peaceful sanctuary to appreciate all that urban living has to offer.

EXTERNALS & PARKING



FLOOR PLAN, DIMENSIONS & MAP

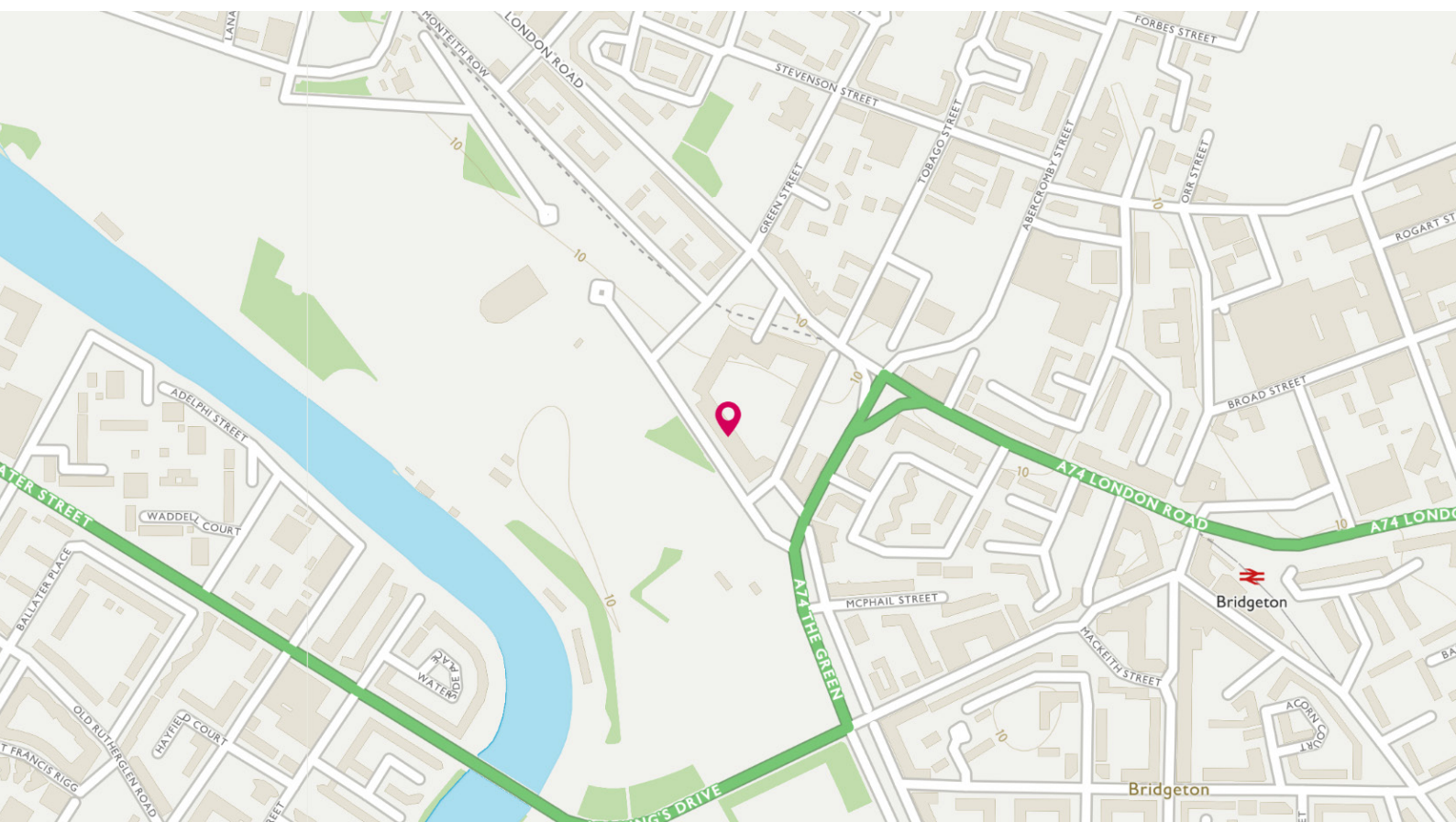


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.35m (24'1") x 6.75m (22'2")
Sun Room	4.25m (13'11") x 1.40m (4'7")
Utility	1.55m (5'1") x 1.50m (4'11")
Bedroom 1	4.95m (16'3") x 3.50m (11'6")

En-suite	3.50m (11'6") x 1.60m (5'3")
Bedroom 2	4.95m (16'3") x 3.15m (10'4")
Bathroom	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²): 109m²
EPC Rating: B



THE LOCATION

The 'Verde' building at Templeton Court is a selection of beautiful, two bedroom apartments and duplexes, overlooking Glasgow Green and the People's Palace. Built by Cruden Homes, the properties have 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 at Verde means you are 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 Verde's 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. With the surrounding area being regenerated, Verde really can be the perfect space and investment for you.



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