

# Flat 5, 42 Speirs Wharf

PORT DUNDAS, GLASGOW, G4 9TH



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



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We are delighted to offer to the market this excellent one-bedroom apartment. Situated on the northerly banks of the canal, in the much-admired Speirs Wharf development in Glasgow's Port Dundas, is this perfectly positioned, one-bedroom apartment. The property is located within a traditional blonde sandstone B-listed building, that has been constructed to capture the essence of contemporary living. The property enjoys quite spectacular views across the City Centre and the West End.

This lovely home further benefits from having access to the resident's private leisure centre with swimming pool, sauna, jacuzzi, steam room, gym and snooker room.







The accommodation consists of a spacious open lounge/diner which allows the natural light from the large window to flood the room. The stunning oak kitchen is the perfect place for any chef to work their magic and serve up a perfect dinner. The kitchen also contains an electric oven and hob with a free-standing washing machine and integrated fridge freezer.











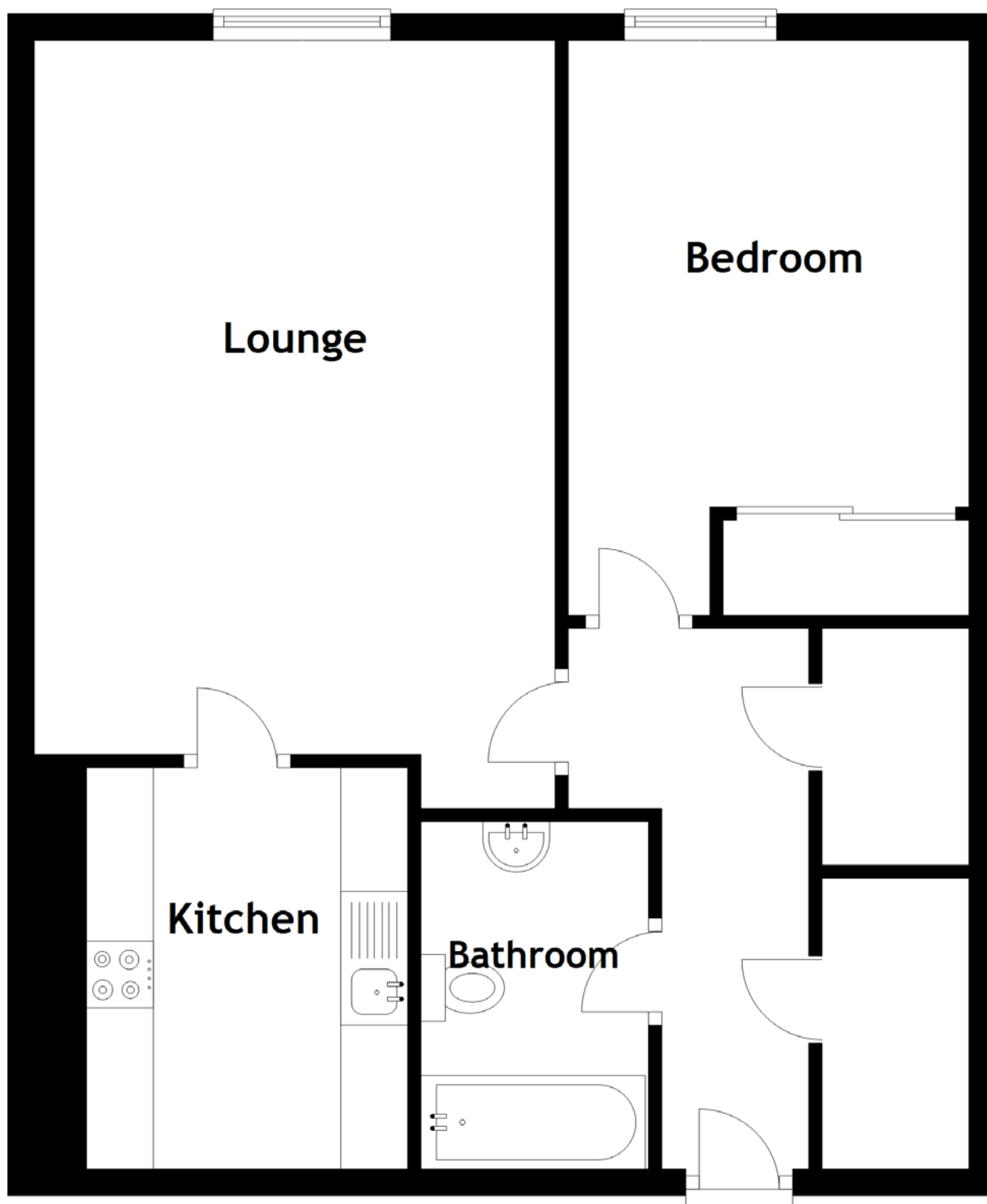
The double bedroom is beautifully finished in a contemporary design with a white column feature and a built-in sliding wardrobe, there's ample space for freestanding furniture. There is also a handy storage cupboard off the free-flowing hallway.





The bathroom is bright and fresh and contains a white suite with a mains shower over the bath.





#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.35m (17'7") x 3.90m (12'10")	Gross internal floor area (m <sup>2</sup> ): 52m <sup>2</sup>
Kitchen	3.00m (9'10") x 2.40m (7'11")	EPC Rating: C
Bedroom	4.30m (14'1") x 3.00m (9'10")	
Bathroom	2.60m (8'6") x 1.70m (5'7")	Buyer's Premium Value: £3100



The property further benefits from electric heating and double glazing for additional comfort. There is also a security-controlled door entry system and has lift access to upper floor levels. There is ample residents parking and visitor parking is also available. As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than 'Speirs Wharf'! Early viewing is strongly advised.





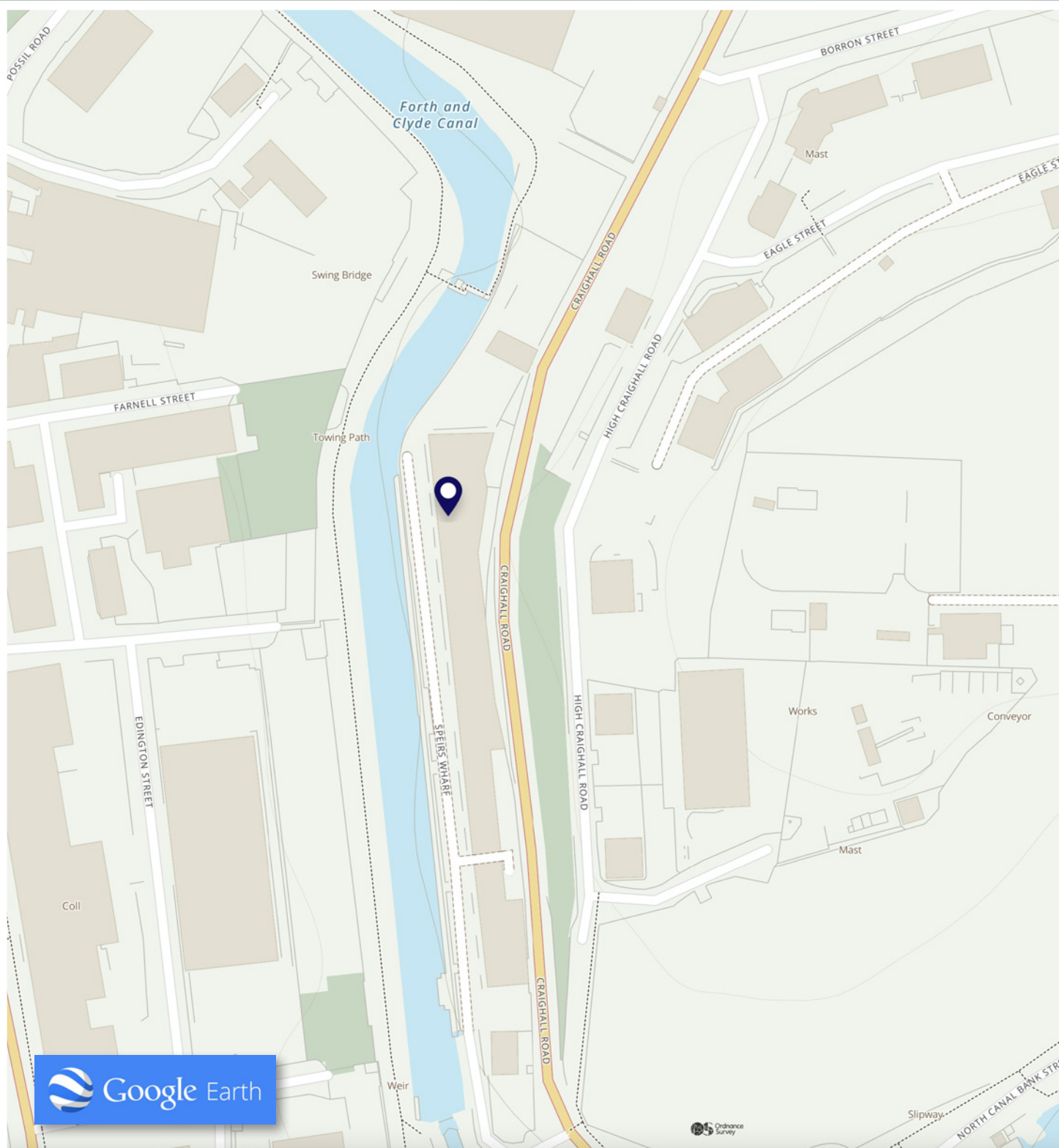


This modern apartment is very conveniently located with access to a host of local amenities, including both primary and secondary schooling, Caledonian and Strathclyde Universities, colleges and local shops. A wider variety of high street shops, bars and restaurants can be found within Glasgow city centre and the trendy west end. There are plenty of bus routes to the city centre but it is a reasonable walking distance. In addition to this, there are excellent road links close by with easy access to M8 and M80 motorways and Glasgow International Airport.

For those who enjoy leisurely walks, keeping fit or bike riding, there is the scenic forth and Clyde Canal only two minutes away.

## The Location





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