




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

2/3 Buchanan House

47 GREENHEAD STREET, GLASGOW, G40 1DG

THE LOCATION

GLASGOW, G40 1DG

“... THE PENTHOUSE APARTMENT GIVES UNRESTRICTED VIEWS ACROSS THE ROOFTOPS AND OUT ACROSS GLASGOW GREEN AND TOWARDS THE PEOPLE’S PALACE ...”

Buchanan House named after the famous Glasgow merchant James Buchanan is a stunning Grade B period building in exceptional condition. The penthouse apartment gives unrestricted views across the rooftops and out across Glasgow Green and towards the People’s Palace. This stunning apartment absolutely exudes a superb blend of modern bright and extremely spacious accommodation with period features that are simply timeless.

The location is perfect too, at the heart of a major regeneration initiative and only a short walk from Glasgow city centre.

Living at Buchanan House 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 you will have front row seats for all of them, all from the comfort of your own private rooftop garden. The People’s Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.





2/3 BUCHANAN HOUSE

47 GREENHEAD STREET, GLASGOW, G40 1DG

We are delighted to offer to the market this stunning and rarely available Grade B listed Penthouse apartment. This magnificent building dates back to the middle 1800s when the famous Glasgow merchant James Buchanan commissioned it as a place to teach the destitute youngsters of Glasgow better skills to improve their lives. No expense was spared in the exquisite period detailing that now makes up the fabric of this magnificent building.

Set in a great location that continues to improve, this property is sure to be a popular listing with those who seek a truly unique place to call home. The stunning main hallway and staircase would not look out of place in a BBC period drama from the 1800s.

Accommodation comprises:

A beautiful newly fitted kitchen finished with a great range of streamlined units. The kitchen has been designed for both style and functionality, from the Cath Kidston flooring to the integrated appliances which include a gas hob, electric oven, fridge freezer and washer dryer. It's a perfect space for any chef to serve up a marvellous meal.

The lounge/diner is very impressive, not just due to its incredible size but it is flooded with natural light from the double aspect patio doors that slide open to allow access to the rooftop garden terrace. The formal dining area makes a perfect zone for entertaining friends, and on special occasions, what better place is there to enjoy an after dinner drink than a seat on your own private rooftop terrace.

You will be able to relax and look out across the rooftops of Glasgow and the numerous family events that take place in Glasgow Green throughout the year. This zone of the apartment is quite exceptional in our opinion and it has to be seen to be appreciated.

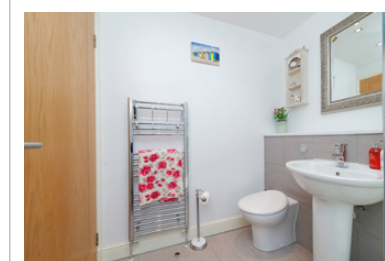
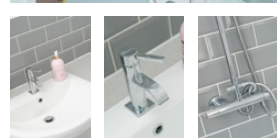
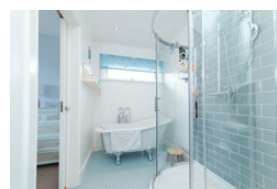
The dual aspect master bedroom is not only very spacious but contains a brand new luxury en suite with a quadrant shower, stylish metro tiles and a roll top bath to soak away the cares of the day. Sliding fitted wardrobes are provided to keep everything just where it should be and you will be greeted in the morning with the sunlight via the patio doors that also give access to a balcony area. What a great place to sit and enjoy a coffee and a breath of fresh air before you head out for the day.

There are a further two bedrooms within the property both with ample space for freestanding furniture. The tiled family bathroom is bright, fresh and well appointed, with a large stand-alone quadrant shower and a white suite.

The property is kept warm and secure via the double glazing, hive heating controls and a video entry security system. Private parking is provided with one space.

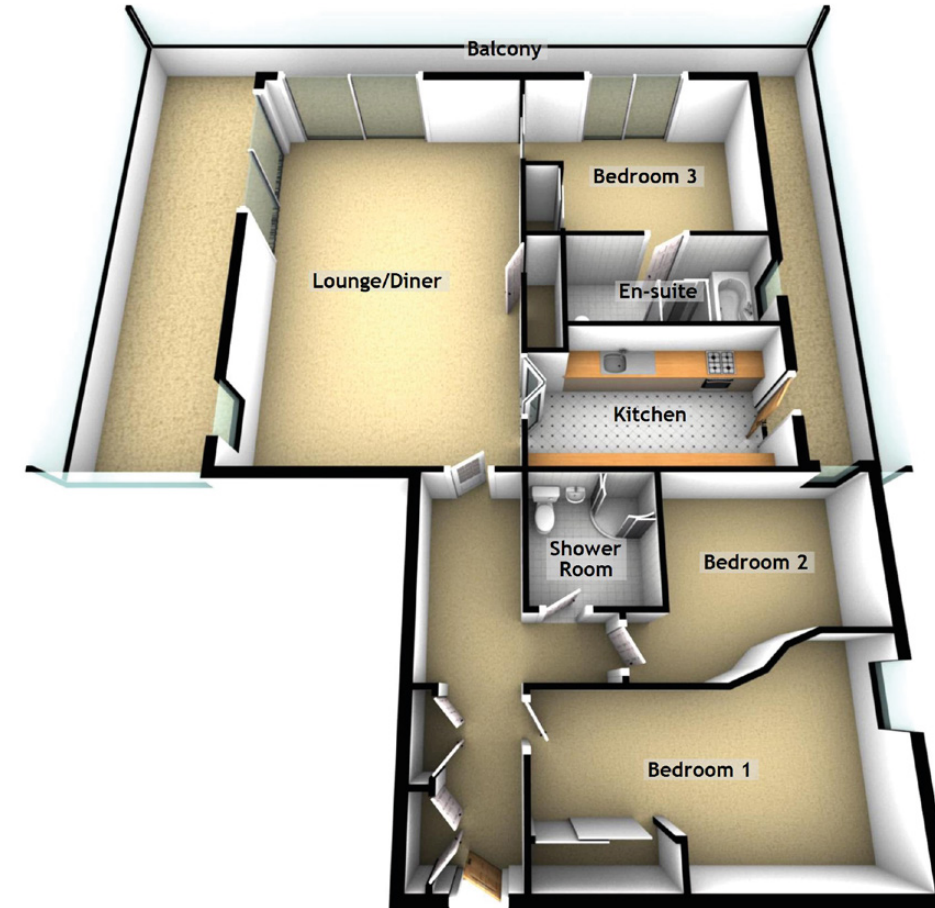
Some properties tick all the boxes and this is certainly one of them. Given the provenance of this beautiful iconic period building, the close to city centre location, the park, the spacious modern accommodation that's in walk-in condition throughout and the incredible rooftop lifestyle afforded by the clever design and layout of this Penthouse property, this is a truly unique opportunity to own a fantastic place to call home. Early viewing is strongly advised.





SPECIFICATIONS

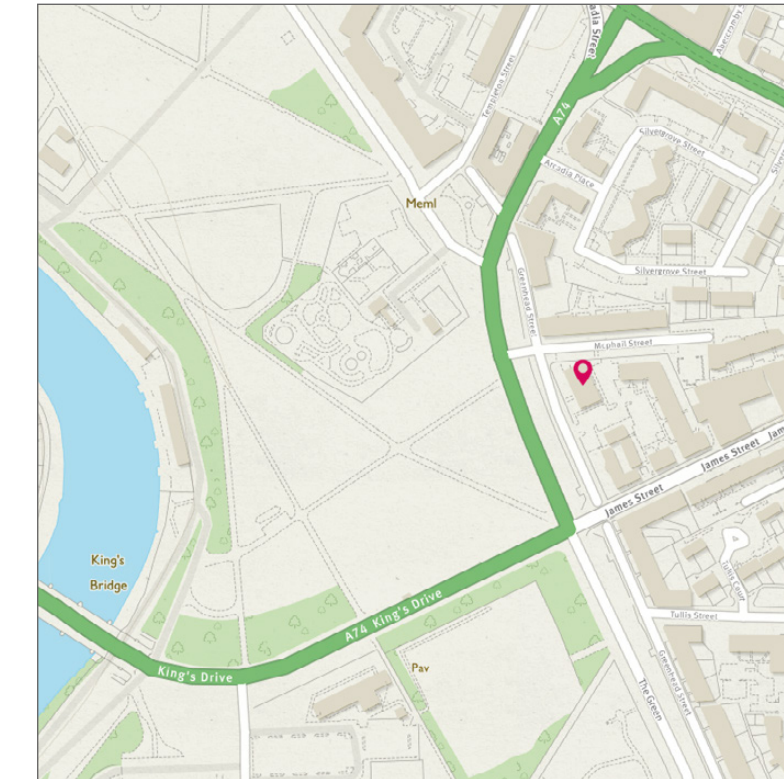
FLOOR PLAN, DIMENSION & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.80m (25'7") x 4.90m (16'1")
Kitchen	4.40m (14'5") x 2.50m (8'2")
Bedroom 1	5.50m (18'1") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	4.30m (14'1") x 3.40m (11'2")
En-suite	3.60m (11'10") x 1.70m (5'7")
Shower Room	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 111m² | EPC Rating: C





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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Surveyor



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CRAIG DEMPSTER
Photographer



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Designer