



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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11/1 308 Clyde Street

GLASGOW, G1 4NP



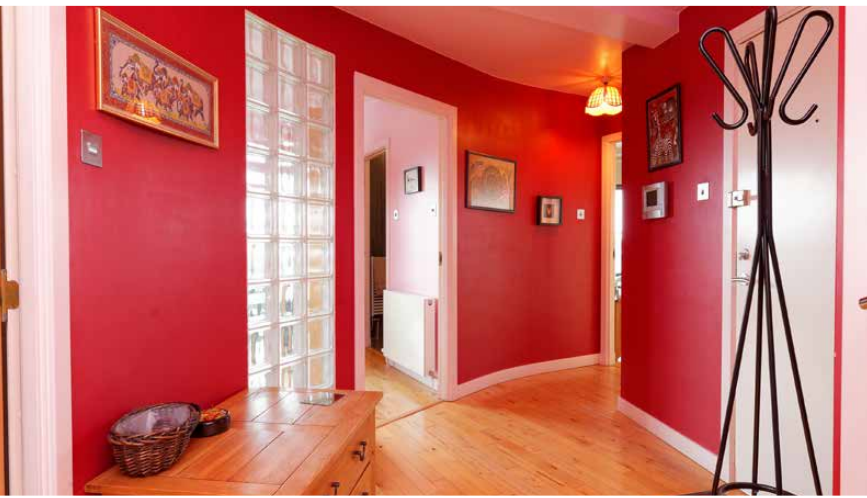
# The Location

Clyde Street is close to the heart of the financial district and the Merchant City with easy access to the city centre and the West End. The area surrounding Clyde Street offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It is in close proximity to SECC, Hydro, Clyde Auditorium and Greens Health and Fitness.

The area benefits from frequent public transport with easy access to Central Station and St Enoch's subway station. The city centre is only a short walk away while the nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure easy access to Scotland's arterial road network.







# 11/1 308 Clyde Street

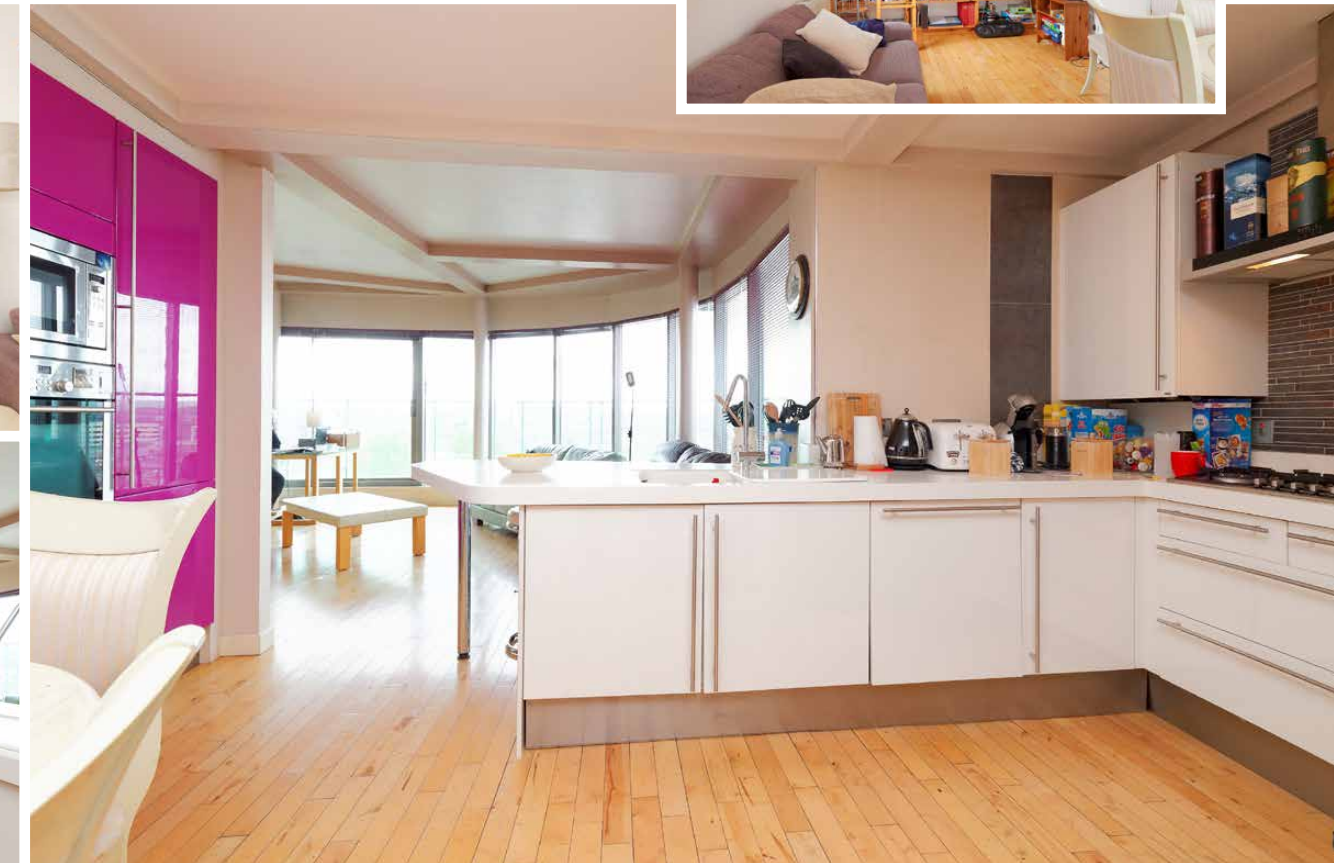
McEwan Fraser is delighted to offer this stunning two double bedroom, 11th floor, penthouse apartment to the market. This fantastic apartment has been created to offer a spacious, low-maintenance, design-led property that epitomises modern urban living. The property features panoramic views over the Clyde and the south of the city. Boasting an excellent internal specification, the property has the advantage of a stunning wrap around balcony with views across the city, a lift facility, double glazing and gas central heating. Residents can also enjoy further peace of mind with a secure entry system. The property has spacious, well designed, apartments which may be of particular interest to a professional couple seeking an easily managed property, centrally placed, close to the heart of the city.

To provide optimal entertaining space, internal accommodation is centred around a stunning reception room which flows around into a kitchen dining area. The torrents of natural light give the property a warmth that could never be replicated artificially. The reception has been designed to offer tremendous flexibility and there is ample room for a range of different furniture configurations. The kitchen itself boasts a full range of contemporary high gloss units offering a great prep and storage space for the aspiring chef.

The clear, crisp and contemporary styling continues into the two bedrooms which both include integrated wardrobes. The smart en-suite shower room features a walk-in shower and a stunning modern finish. Finally, a modern master bathroom boasts contemporary tiling and a three-piece white suite including a jacuzzi bath.

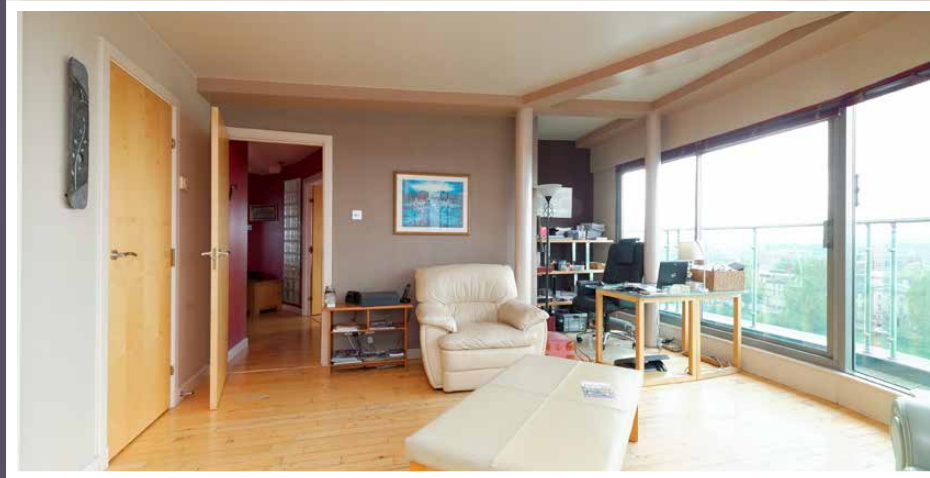
This is a phenomenal city centre penthouse and early viewing is highly recommended.

## *Kitchen/Dining Area*





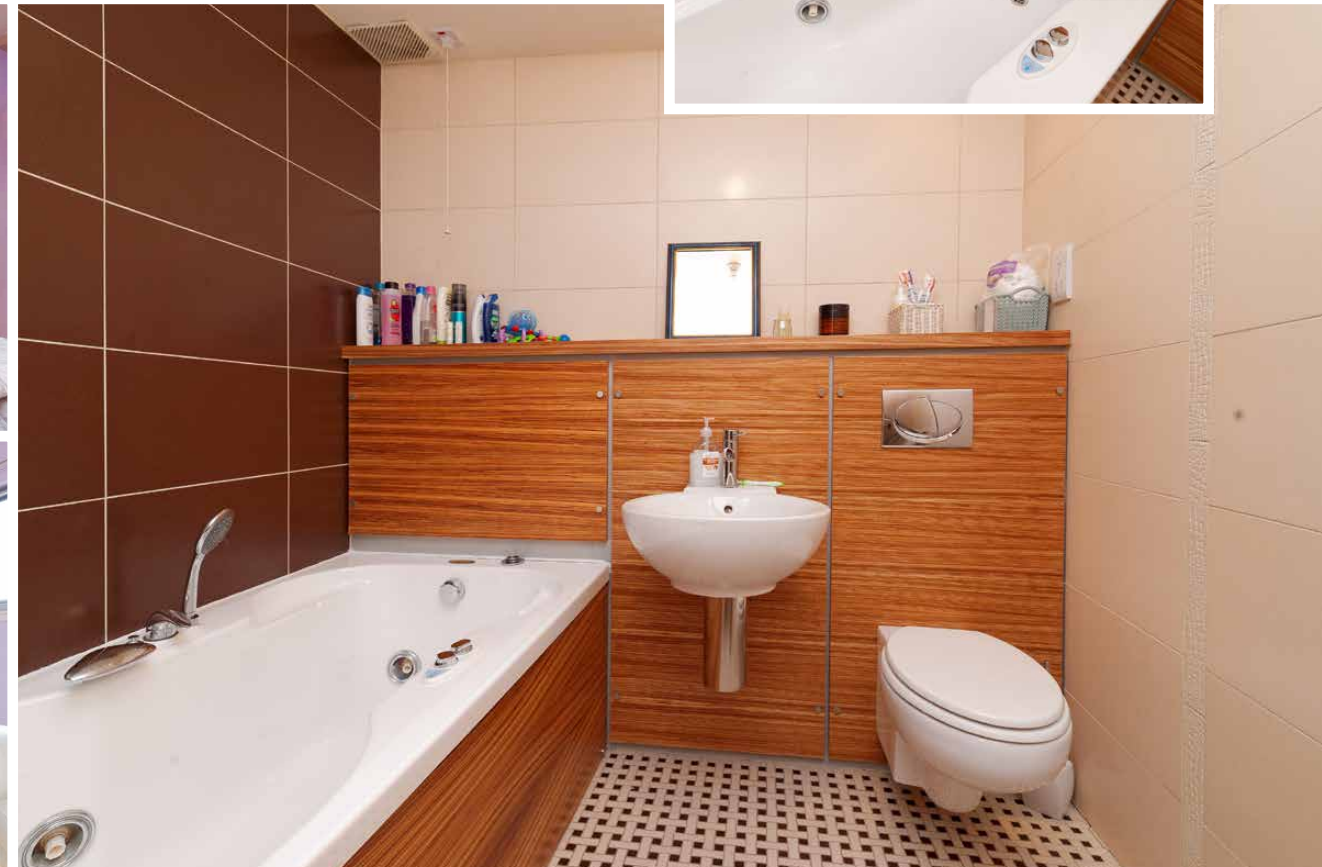
“...the internal accommodation is centred around a stunning reception room which flows around into a kitchen dining area...”







## *Bedrooms & Bathrooms*





“...the property has the advantage of a stunning wrap around balcony with views across the city...”





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.80m (15'9")
Kitchen	5.51m (18'1") x 2.20m (7'3")
Dining Area	3.90m (12'10") x 2.80m (9'2")
Utility Room	1.60m (5'3") x 1.30m (4'3")
Bedroom 1	4.80m (15'9") x 4.60m (15'1")
Bedroom 2	4.10m (13'5") x 3.90m (12'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")
En-suite	2.00m (6'1") x 1.70m (5'7")
Hall	5.30m (17'3") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>  
EPC Rating: C

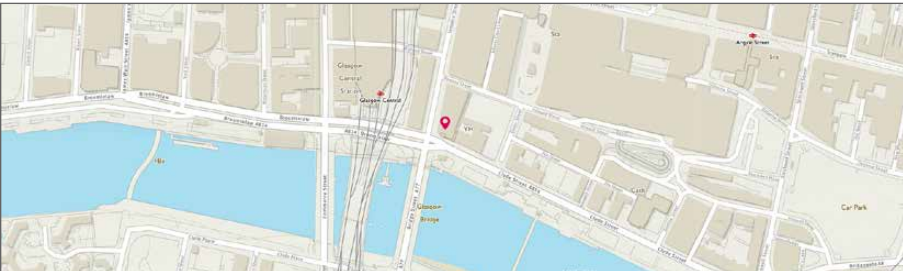
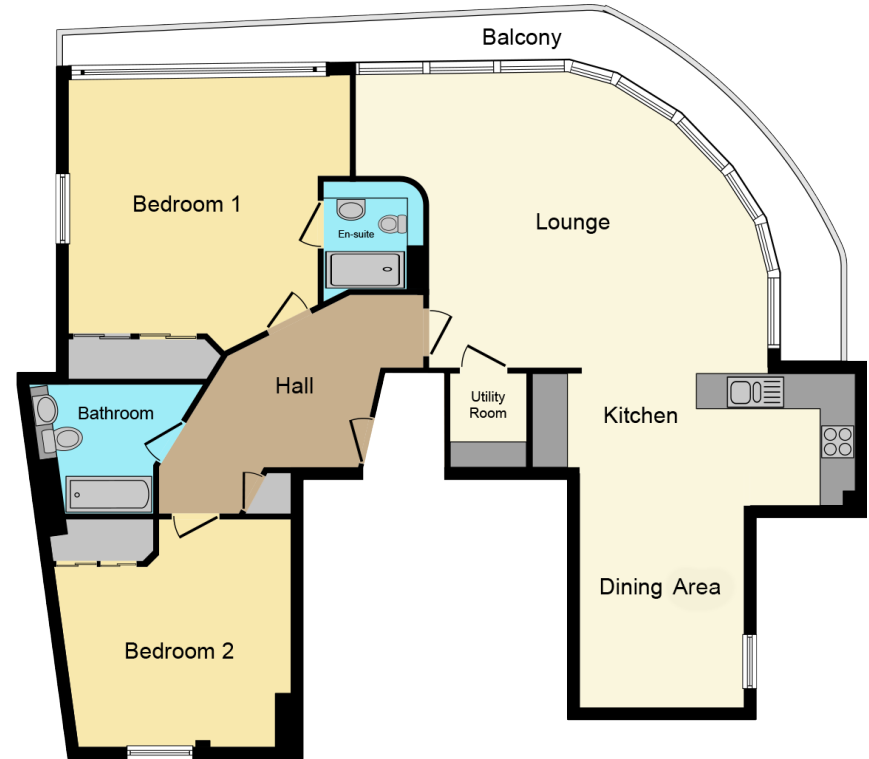


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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