

Flat 110 29 Ingram Street

GLASGOW, G1 1HA



*Freshly Renovated two-bedroom apartment
in the heart of Glasgow City Centre*



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McEwan Fraser Legal are delighted to present to the market this very stylish two-bedroom apartment (CHAIN FREE). Set slap bang in the middle of the thriving Merchant City, the apartment sits on the cusp of the best social and lifestyle scene Glasgow has to offer. Apartment 110 is a classic example of the fantastic accommodation on offer in the building. This contemporary apartment enjoys excellent proportions with high levels of natural light throughout.

THE LOUNGE



As you enter through the welcoming hallway, you are greeted by brand new carpets and two large storage cupboards. Storage is always at a premium with city-centre flats and this one has an abundance, it allows you to keep the home pristine and clutter-free.

One of the best features of this stylish apartment is the high ceilings which give the flat a real sense of grandeur. It also makes the rooms feel a lot bigger and more spacious. The spacious living space showcasing high ceilings and new carpets gives the room an impressive sense of space and relaxation. The large windows not only allow the light to flood in but also offer lovely views down to the university buildings.

THE KITCHEN



The stylish kitchen is very cleverly positioned right next to the main living space, and its design allows the space to remain bright while at the same time separated for added convenience. The stylish units are contemporary and are complemented by the attractive tiled walls. Cooking is via an electric double oven and induction hob. Due to its position in the flat, the chef is never too far away from the party, making it an excellent spot for entertaining.





The first double bedroom is very generous in size and would suit a range of different furniture configurations. The master bedroom is even more voluminous and boasts large built-in wardrobes and plenty of room for free standing furniture. The bathroom is beautifully presented, with a stylish suite, and a mains shower over the bath, offering an endless supply of piping hot water for long relaxing showers. The apartment is always kept warm, comfortable and secure, courtesy of the storage heating and the secure entry system.

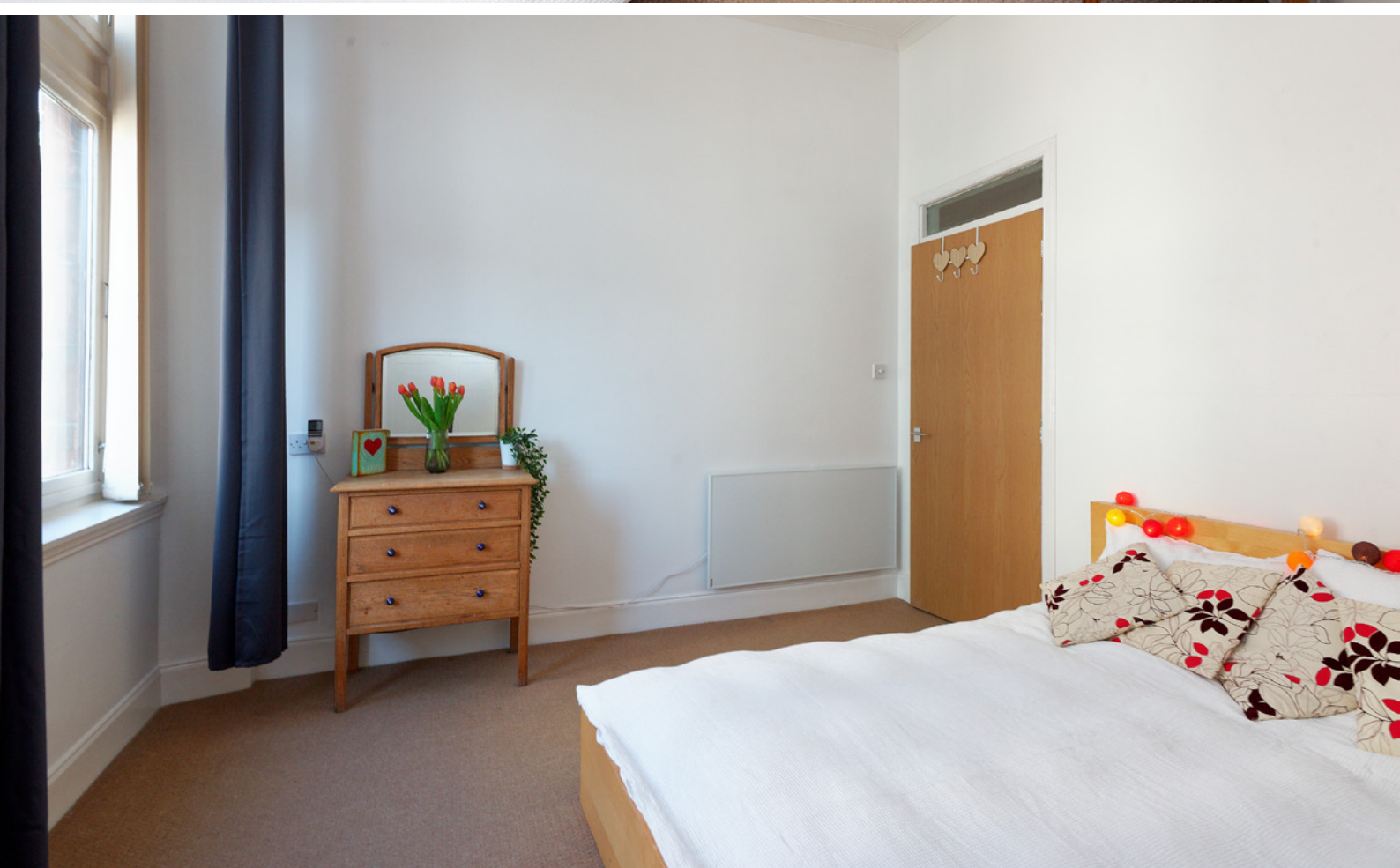
THE BATHROOM



BEDROOM 1



BEDROOM 2



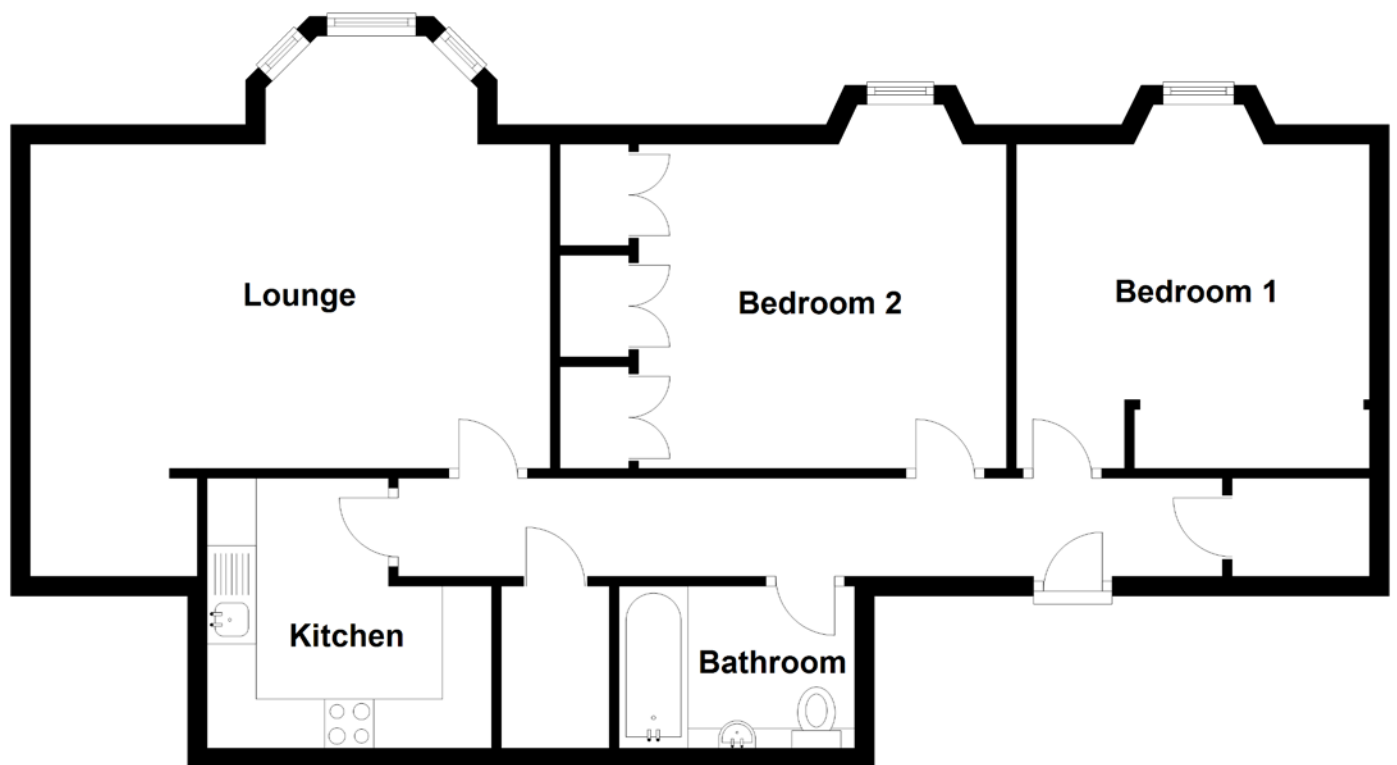
Early viewing is advised for discerning viewers with busy lifestyles and impeccable tastes, looking for a fantastic Merchant City apartment that oozes charm and style. The location could not be any better and this would make one of the soundest investments in the city.

Please note that a parking space is available but not included in the sale. The sellers will consider offers for the parking space separately.

EXTERNAL



FLOOR PLAN, DIMENSIONS & MAP

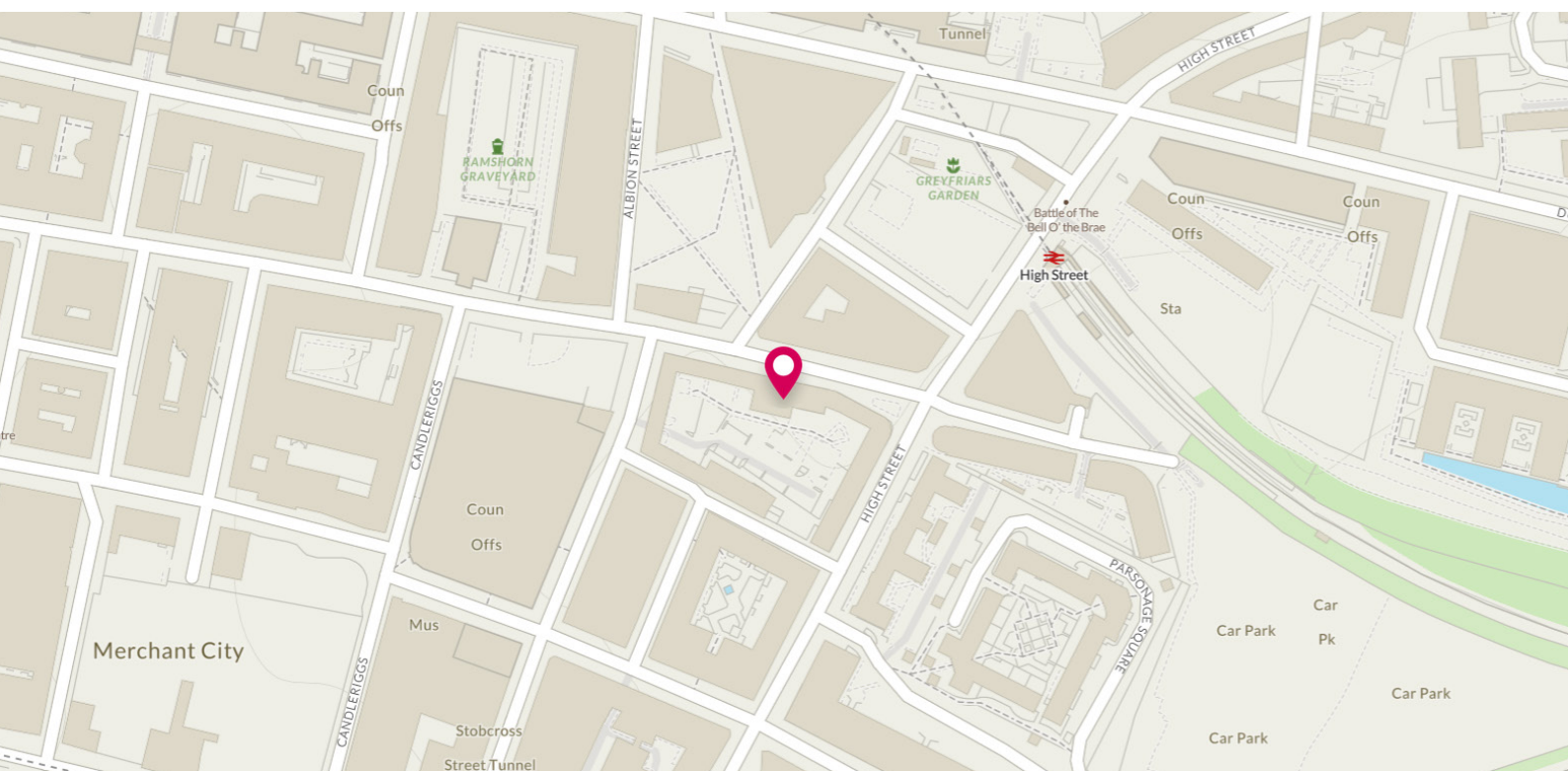


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 5.30m (17'5")
Kitchen	2.90m (9'6") x 2.75m (9')
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.75m (12'4") x 3.30m (10'10")
Bathroom	2.40m (7'10") x 1.65m (5'5")

Gross internal floor area (m²): 67m²
EPC Rating: C

Extras (Included in the sale): Furniture and large mirror in the living room and bedrooms is available by separate negotiation. Not included in the sale - large heating panel in the living room.



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it offers one of the world's great urban experiences. At the heart of this glorious town, is the ever-popular and trendy Merchant City, a great place to live and commute from.





The transport links by bus and rail are only two minutes walk away, as is the thriving nightlife all around the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland and the scenic Loch Lomond are easily accessible. The airport is only 20 minutes away by taxi or bus. Queenstreet and Glasgow Central stations are both within 5 minutes walking distance. A vast selection of schools, shops, bars, top-class restaurants and amenities all lie within easy reach of the area, as do both Strathclyde and Caledonian Universities. Given the locale and facilities, the Merchant City makes a very popular and incredibly stylish place to call home.



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