

# 3/17, 60 Inverlair Avenue

CATHCART, GLASGOW, G43 2AS



*Step into a world of elegance and contemporary comfort with this stunning two-bedroom apartment, situated within the historic and prestigious Cathcart House*



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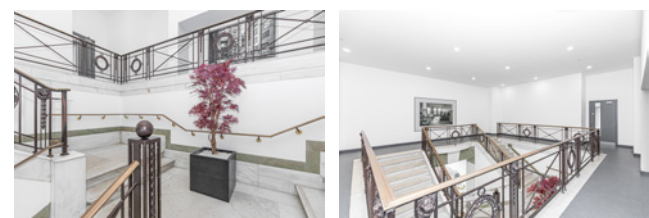


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Jonny Clifford with McEwan Fraser Legal is delighted to present this luxurious two-bedroom apartment in the iconic Cathcart House, a stunning example of modern living within a historic setting. Impeccably upgraded and presented in walk-in condition, the property offers an extraordinary blend of timeless architectural charm and contemporary design, making it an exceptional place to call home.

# THE ENTRANCE HALL



As you step inside, the soaring ceilings immediately command attention, creating a grand sense of space that is complemented by an abundance of natural light pouring in through the expansive windows. These architectural features not only add a touch of elegance but also infuse the entire apartment with a bright and welcoming atmosphere. The high floor allows for some of the best views you'll find in Glasgow.

The open-plan living and dining area has been thoughtfully designed to combine functionality with style. The space flows seamlessly, offering the perfect setting for entertaining guests or simply unwinding at the end of the day.

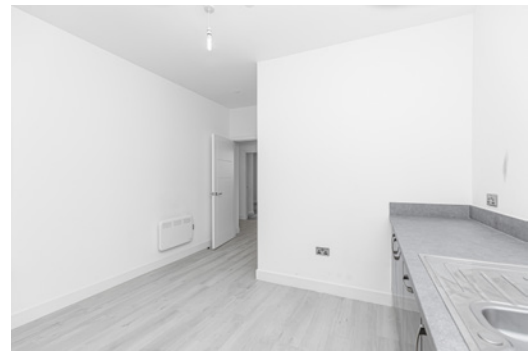
# THE LIVING ROOM



# THE KITCHEN

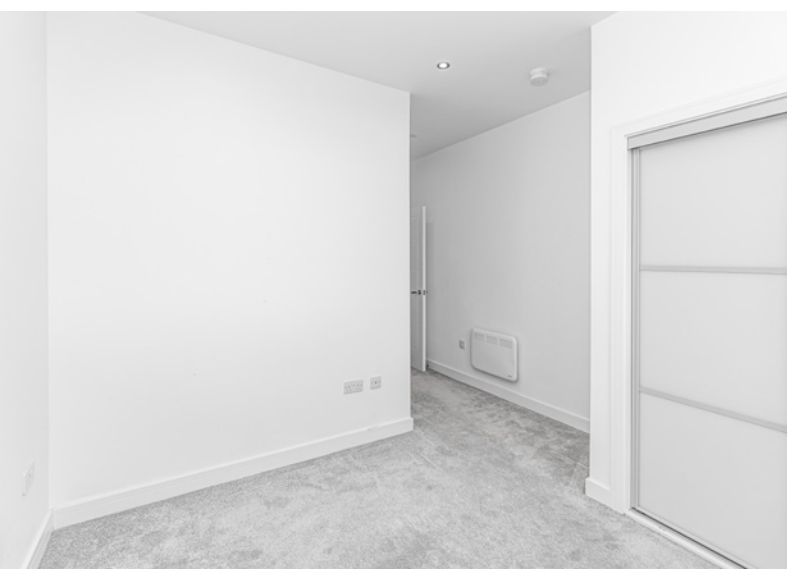


The sleek, modern kitchen, beautifully integrated into the living space, is equipped with high-end appliances, ample storage, and pristine countertops, making it a delight for both everyday cooking and more elaborate culinary endeavours.



The two bedrooms provide peaceful retreats with bespoke storage solutions and a calming, spacious ambience. The master further benefits from an en-suite shower room and is very generous in size. The second bedroom is equally impressive, versatile enough to serve as a guest room, study, or additional living area. Both rooms reflect the property's overall attention to detail and luxurious feel, with stunning views across the South Side of the City.

# THE MASTER BEDROOM



# BEDROOM 2



The bathroom is a sanctuary of modern elegance, featuring chic tiling, premium fittings, and an extra deep bath that adds a touch of spa-like indulgence. Every element has been carefully selected to balance form and function.

Throughout the apartment, the newly installed flooring adds a fresh and contemporary finish, further enhancing its impeccable presentation. This home has been meticulously maintained, leaving nothing for the new owner to do but move in and enjoy the lifestyle it offers.

# THE BATHROOM



Situated in the highly desirable Cathcart area of Glasgow, the property benefits from its prime location. The surrounding neighborhood is known for its charming, tree-lined streets, a vibrant selection of cafes, restaurants, and independent shops, as well as its excellent connectivity. Linn Park and Cathkin Braes are just a short distance away, providing green spaces for outdoor activities. For commuters, Cathcart train station offers quick and convenient links to Glasgow city centre and beyond.

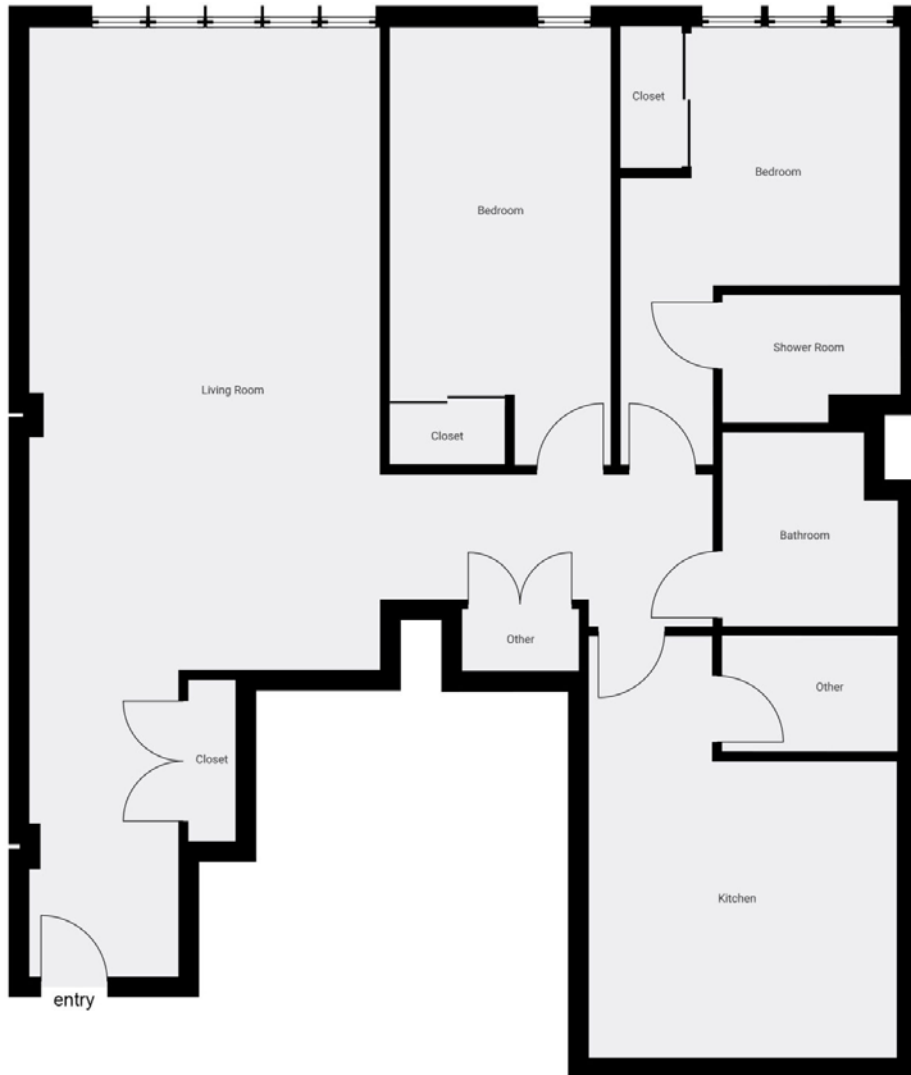
This apartment is more than just a home; it's a statement of style, comfort, and sophistication. With its stunning interiors, historic charm, and unbeatable location, it's an opportunity not to be missed.

# EXTERNALS



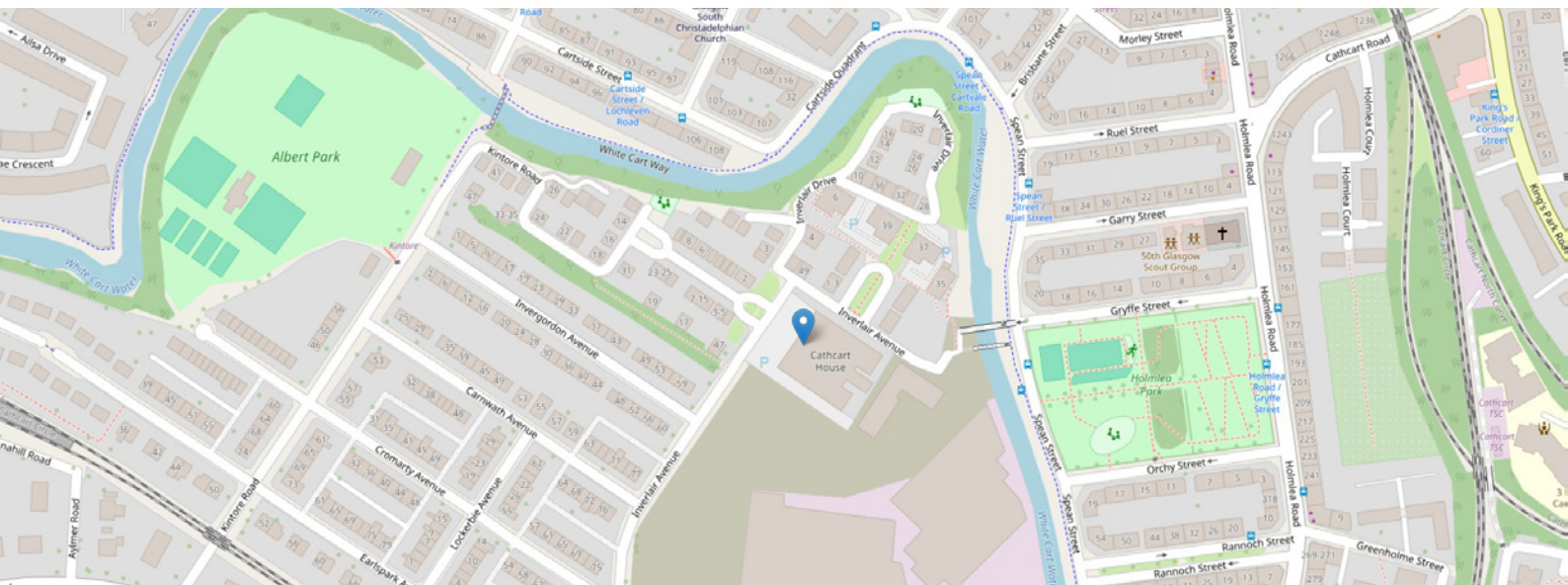


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Nestled in the southside of Glasgow, Cathcart is a highly sought-after residential area that perfectly balances a tranquil suburban lifestyle with easy access to the vibrant amenities of the city. Known for its charming mix of traditional sandstone tenements, stylish modern developments, and lush green spaces, Cathcart is an area rich in character and appeal.

The heart of Cathcart lies in its community-focused atmosphere, where local cafes, restaurants, and independent shops create a welcoming and lively environment. Whether it's enjoying a coffee at a nearby café, picking up fresh produce at local stores, or dining in one of the neighbourhood's cosy eateries, Cathcart offers everything you need close to home.





For those who love the outdoors, Cathcart boasts excellent access to green spaces. Linn Park, one of Glasgow's largest and most scenic parks, is just a short stroll away. With its picturesque riverside walks, woodland trails, and even a golf course, Linn Park provides endless opportunities to relax and recharge. Nearby, the Cathkin Braes Country Park offers sweeping views and trails for walkers, cyclists, and nature enthusiasts alike.

Transport links in Cathcart are another major draw. The area is well-served by Cathcart and Mount Florida train stations, both of which provide quick and convenient connections to Glasgow city centre, making it an excellent location for commuters. Additionally, the nearby M74 and M77 motorways offer easy access to the wider Central Belt and beyond.

Cathcart also enjoys a rich history, which is evident in its charming architecture and notable landmarks, such as the iconic Holmwood House, a stunning example of Alexander "Greek" Thomson's design. The area's heritage blends seamlessly with its modern amenities, creating a unique and attractive setting for residents.

Whether you're drawn by its sense of community, excellent transport links, green spaces, or architectural beauty, Cathcart is a neighbourhood that offers something for everyone. Its peaceful atmosphere and proximity to Glasgow's bustling city centre make it a perfect place to call home.



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