

3/2, 11 Castlebank Place

GLASGOW HARBOUR, GLASGOW, G11 6BJ



*Stunning two-bedroom apartment,
walk-in condition, river views*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this exquisite two-bedroom apartment on Castlebank Terrace, set against the stunning backdrop of the River Clyde, presenting the very finest in modern urban living. Presented to the market in impeccable walk-in condition, this property combines elegant design, refined finishes, and state-of-the-art technology to create a home that is as practical as it is breathtaking.

THE LOUNGE / KITCHEN



Upon entry, the sense of space and style is immediately apparent. At the heart of the property lies the open plan lounge, dining and kitchen area, a statement space where form and function meet. Here, a floor-to-ceiling window commands spectacular views of the river, bathing the room in natural light and creating a serene and uplifting atmosphere. The kitchen itself is a true showcase of modern craftsmanship, featuring sleek quartz worktops, premium cabinetry, and German appliances, including a gas hob, providing a setting that is as inspiring for entertaining as it is for everyday use.





The family bathroom is a masterpiece in contemporary design, fully tiled in Italian marble with carefully chosen fittings and a waterfall shower over the bath, offering a tranquil, spa-like retreat. A dedicated utility room enhances the sense of order and functionality, allowing laundry and storage to be kept entirely separate and the apartment to remain effortlessly uncluttered.

THE BATHROOM



The accommodation comprises two beautifully appointed double bedrooms, each designed with comfort in mind. The principal suite is particularly impressive, benefitting from a luxuriously proportioned en suite bathroom finished with high-quality fixtures, evoking the sophistication of a boutique hotel. The second bedroom offers equal flexibility, perfect for guests, family, or as a home office for those working remotely.

BEDROOM 1



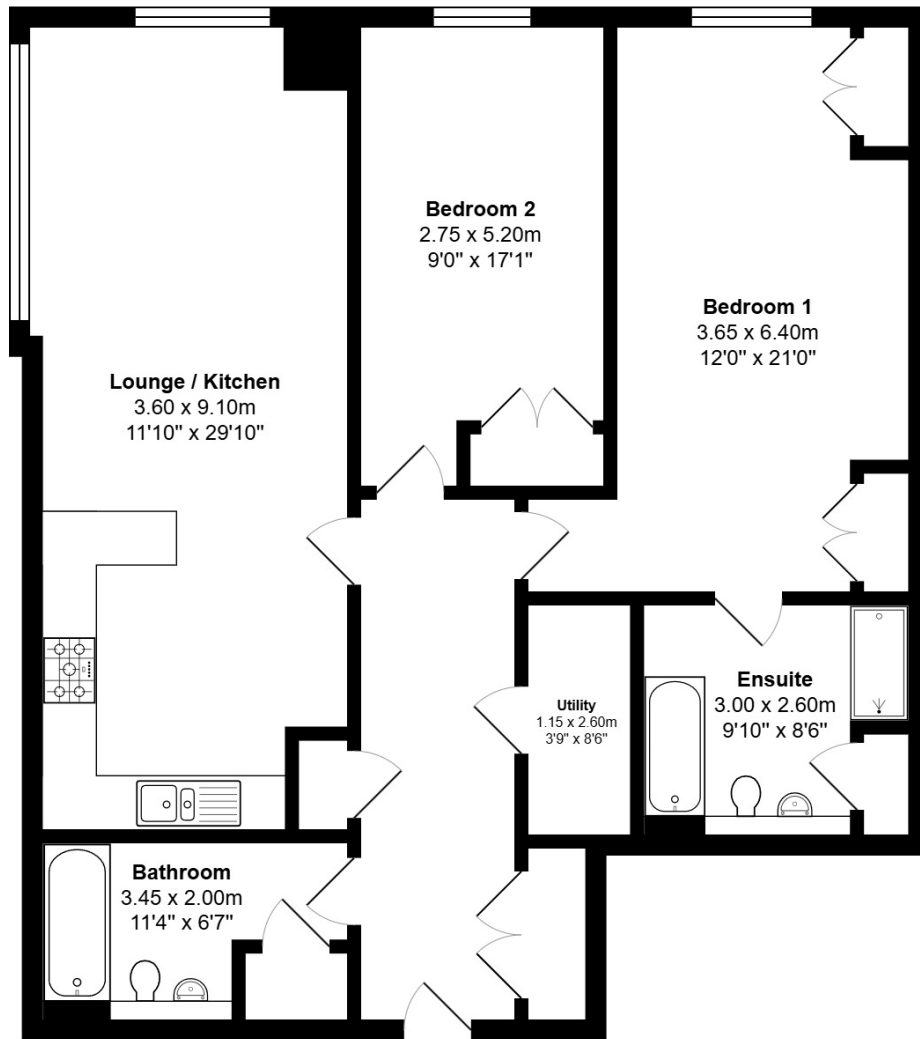
BEDROOM 2



What truly distinguishes this apartment is its integration of cutting-edge technology. A smart door handle with fingerprint recognition delivers both convenience and enhanced security, while a brand new high-efficiency boiler ensures optimum performance and reliability. The addition of a Tado smart thermostat system, allowing each room to be individually regulated, means comfort, energy efficiency, and control are available quite literally at your fingertips, a rare feature in residential living.

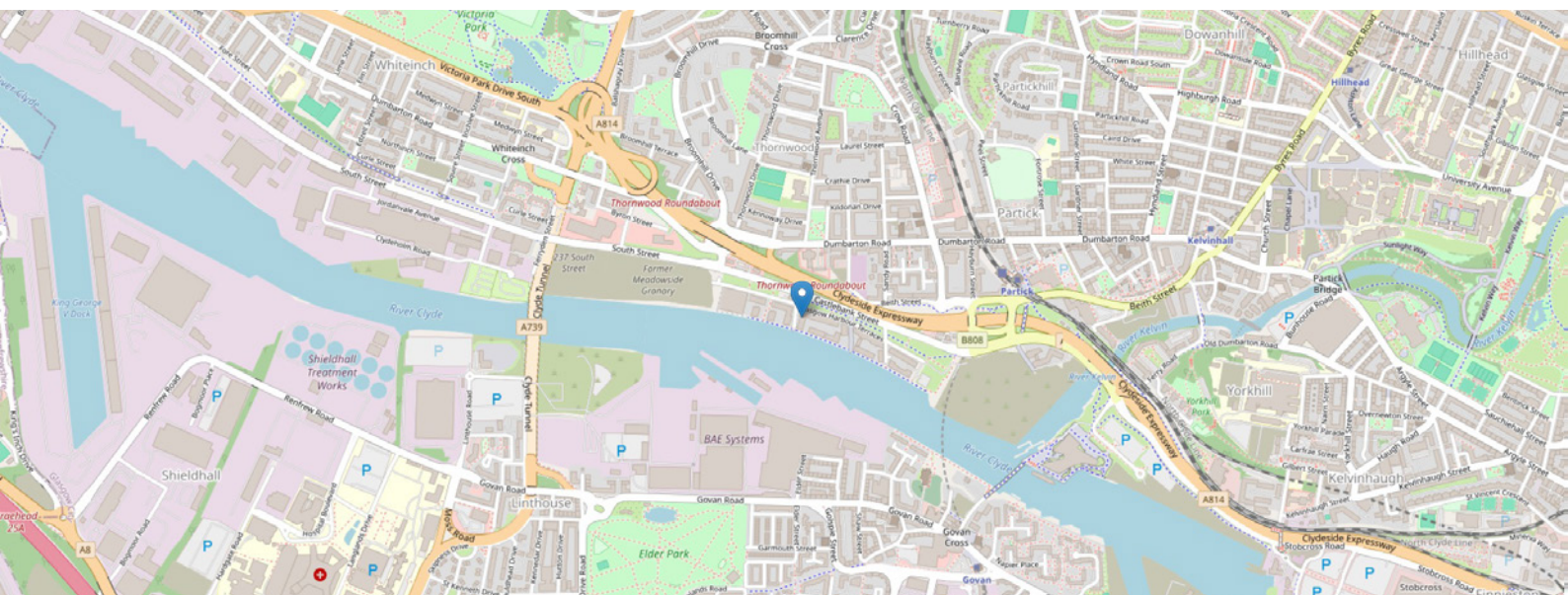
Further benefits include double glazing, gas central heating, and secure entry to a well-maintained building. Residents of Glasgow Harbour also enjoy access to riverside walkways, transport links into the city centre, and the vibrant West End just minutes away, making this one of the most desirable addresses in Glasgow.

FLOOR PLAN & DIMENSIONS



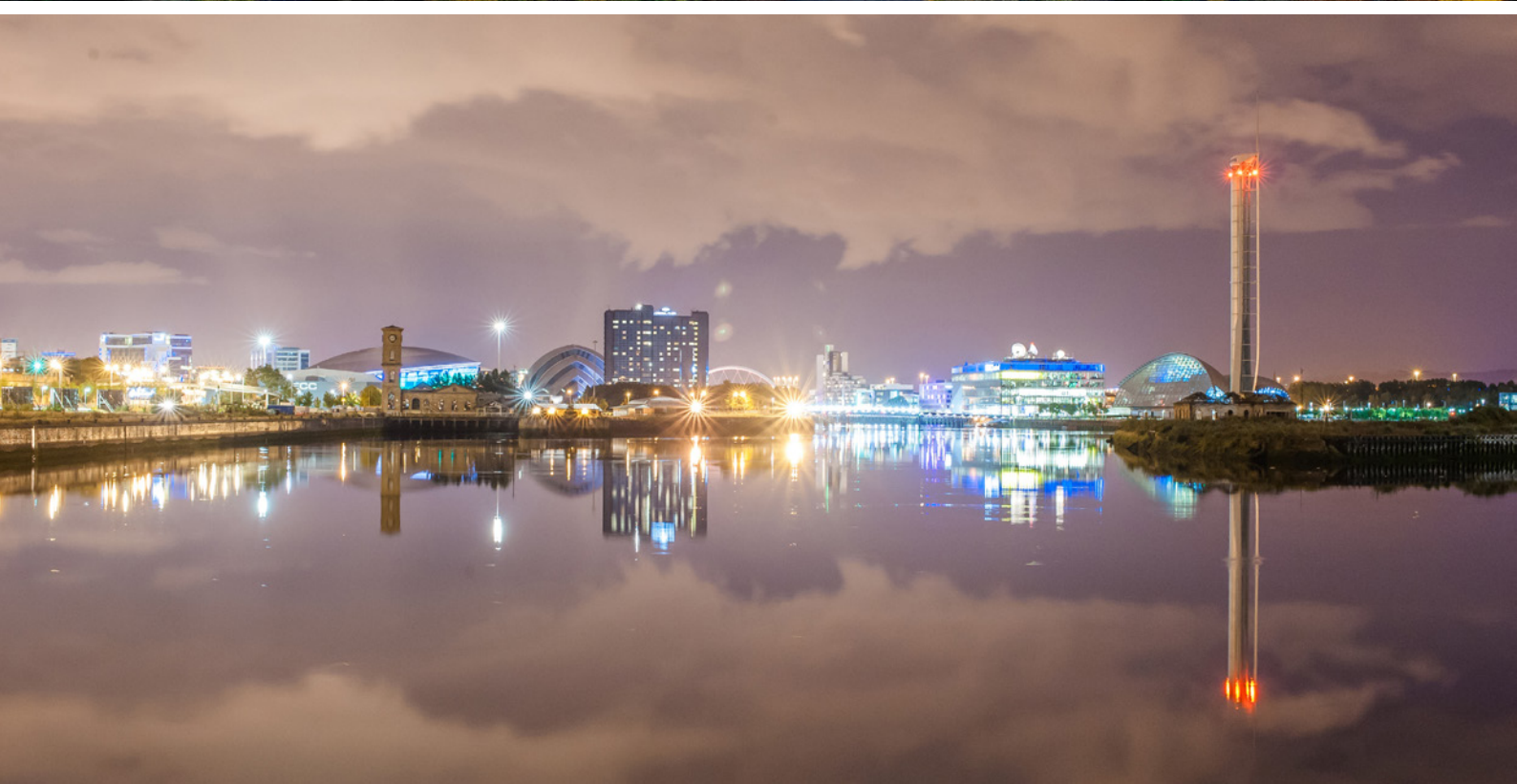
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 100m² | EPC Rating: B



THE LOCATION

Glasgow Harbour is one of the city's most prestigious residential developments, perfectly positioned along the banks of the River Clyde. Known for its striking modern architecture, riverside walks, and panoramic views, it offers a unique blend of tranquil waterfront living and easy access to the vibrancy of Glasgow's West End and city centre.





The development benefits from its close proximity to Byres Road, with its wide selection of boutique shops, trendy cafés, acclaimed restaurants, and bars. Cultural highlights such as the Riverside Museum, Kelvingrove Art Gallery and Museum, and Glasgow University are all nearby, while green spaces like Kelvingrove Park and the Botanic Gardens provide peaceful escapes.

Commuters are well served by excellent transport links, including the nearby Partick train and subway station, regular bus services, and easy access to the Clydeside Expressway and M8 motorway.

Glasgow Harbour is highly sought-after by professionals, families, and downsizers alike, offering a lifestyle that combines sophistication, convenience, and serenity by the water, a rare find in such close reach of the heart of the city.



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