


McEwan Fraser Legal

Solicitors & Estate Agents

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1/8 De Quincey House

48 WEST REGENT STREET, GLASGOW, G2 2RA

The Location

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De Quincey House is ideally located in the core residential district of Glasgow city centre and, upon visiting the area, its appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and nightlife. Its location within the heart of the city centre places it right next to the best retail district of Glasgow, the premier retail location within the UK outwith London. Glasgow city centre itself is the prime location for some of Scotland's leading style bars and restaurants.

Buyers within the city are, therefore, looking to find that perfect property which offers an urban retreat located right at the heart of the action and this is one such apartment. Public transport is available by both bus and rail (Queen Street and Central stations are within a short walk) and Glasgow has its own underground network offering the commuter access to parts of the south side, city centre and west end. Glasgow's M8 motorway network offers the commuter access to Stirling and Edinburgh city centres, as well as Glasgow's International Airport and beyond.



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Occupying a preferred first-floor position, within this handsome sandstone building in the heart of Glasgow, is this three-bedroom flat. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality and is situated in a fantastic and highly convenient position.

The property requires a moderate level of re-decoration and upgrading but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style. Once completed, the property will offer well-proportioned room sizes, with an abundance of living space, making this a super acquisition for an investor looking for a rental opportunity.

On entering this property, you walk into a welcoming hallway with a storage cupboard. Immediately impressive, bright and airy lounge/diner, with triple windows to the side aspect, that allows for various furniture configurations. The open-plan

kitchen has been fitted to include a good range of floor and wall mounted units, with a complimentary worktop. It further benefits from an integrated oven, hob, extractor, washing machine and fridge. Steps lead from the living zone to the inner hallway

There are three, well-proportioned bedrooms located off the inner hallway, all of which allow the flexibility and space for additional free-standing furniture if required. Two have the luxury of en-suite shower rooms and storage facilities. The third bedroom could be used as anything you want it to be, a hot office space, hobby room or a permanent bedroom. The bathroom suite completes the impressive accommodation.

The flat also benefits from a communal, electric, wet central heating system and a security door entry system for additional peace of mind and comfort. There is the added luxury of an elevator servicing all floors.

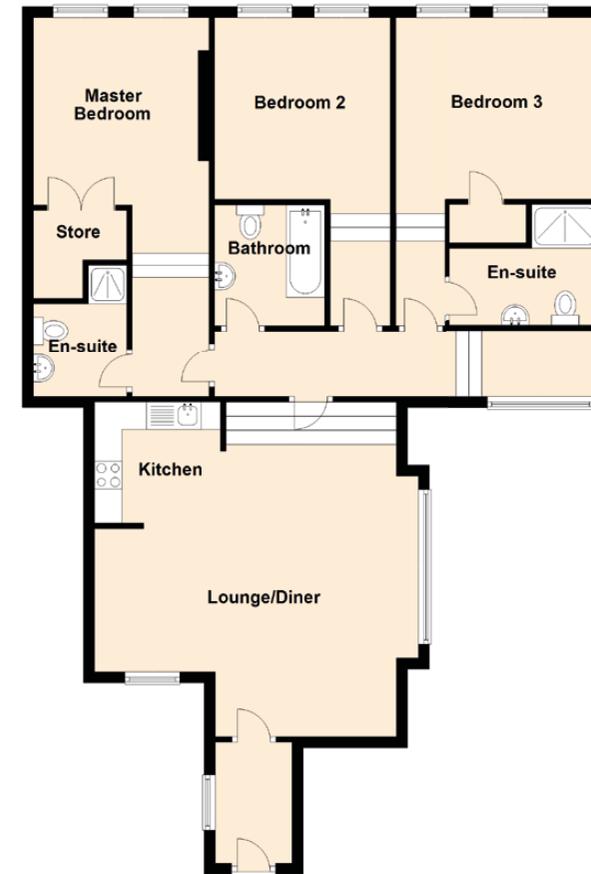
Externally, there are communal grounds.





Specifications

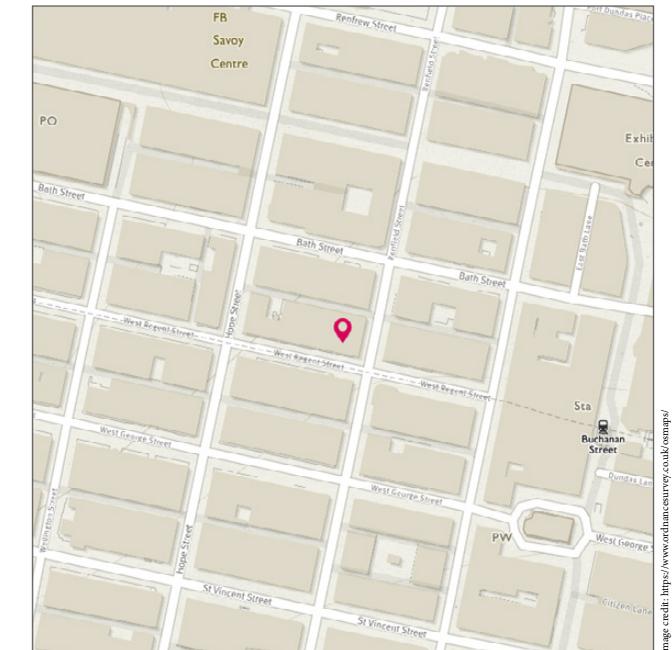
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.10m (20') x 5.90m (19'4")
Kitchen	2.30m (7'6") x 2.20m (7'3")
Master Bedroom	6.40m (21') x 3.20m (10'6")
En-suite	1.70m (5'7") x 1.70m (5'7")
Store	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
Bedroom 3	3.70m (12'2") x 3.30m (10'10")
En-suite	2.70m (8'10") x 1.40m (4'7")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 104m² | EPC Rating: D





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