

Flat 2/1 111 Cook Street

GLASGOW, G5 8JQ



*EXCEPTIONAL TWO BEDROOM FLAT IN WALK-IN CONDITION,
MODERN LIVING IN THE HEART OF TRADESTON*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this outstanding two-bedroom apartment, presented to the market in immaculate walk-in condition. Offering a perfect balance of contemporary design, generous proportions, and superb connectivity, this is an ideal home for professionals or anyone seeking modern city living at its finest.

Upon entering, you're immediately greeted by a bright and inviting hallway that sets the tone for the rest of the property. The open-plan living and kitchen area is a real highlight, a stunning, sociable space with soaring high ceilings and large south-facing windows that flood the room with natural light throughout the day. The sense of volume and brightness gives this flat an effortlessly cool and airy vibe.

The Property



The kitchen itself has been thoughtfully designed, featuring striking cabinetry, ample worktop space, and a sleek, modern finish that complements the overall aesthetic of the flat. It's a perfect space for cooking and entertaining friends.



There are two well-proportioned bedrooms, each offering excellent storage and comfort. The primary bedroom benefits from a luxurious en suite shower room, finished to a high standard with contemporary fittings. The second bedroom is equally spacious and ideal for guests, a home office, or a stylish dressing room.





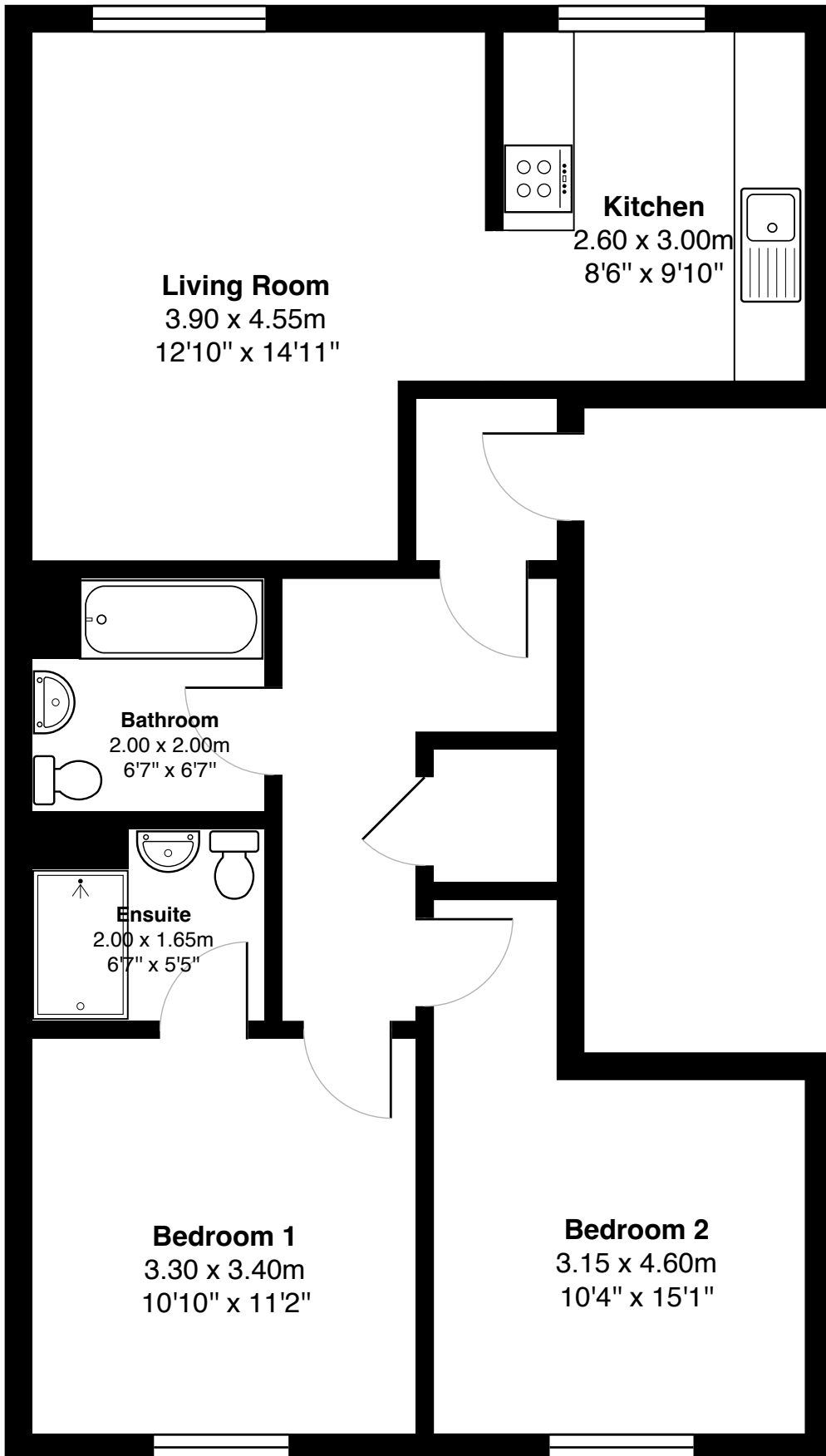
Bedroom 2





A well-appointed family bathroom completes the internal accommodation, featuring a full-sized bath, elegant tiling, and modern sanitaryware.





Gross internal floor area (m²): 64m²

EPC Rating: B

Externally, the property enjoys the convenience of allocated residents' parking, a rarity in such a central location. A real standout feature is the private residents' access to West Street Subway Station, placing the entire city quite literally on your doorstep. The development also benefits from secure entry and well-maintained communal areas.

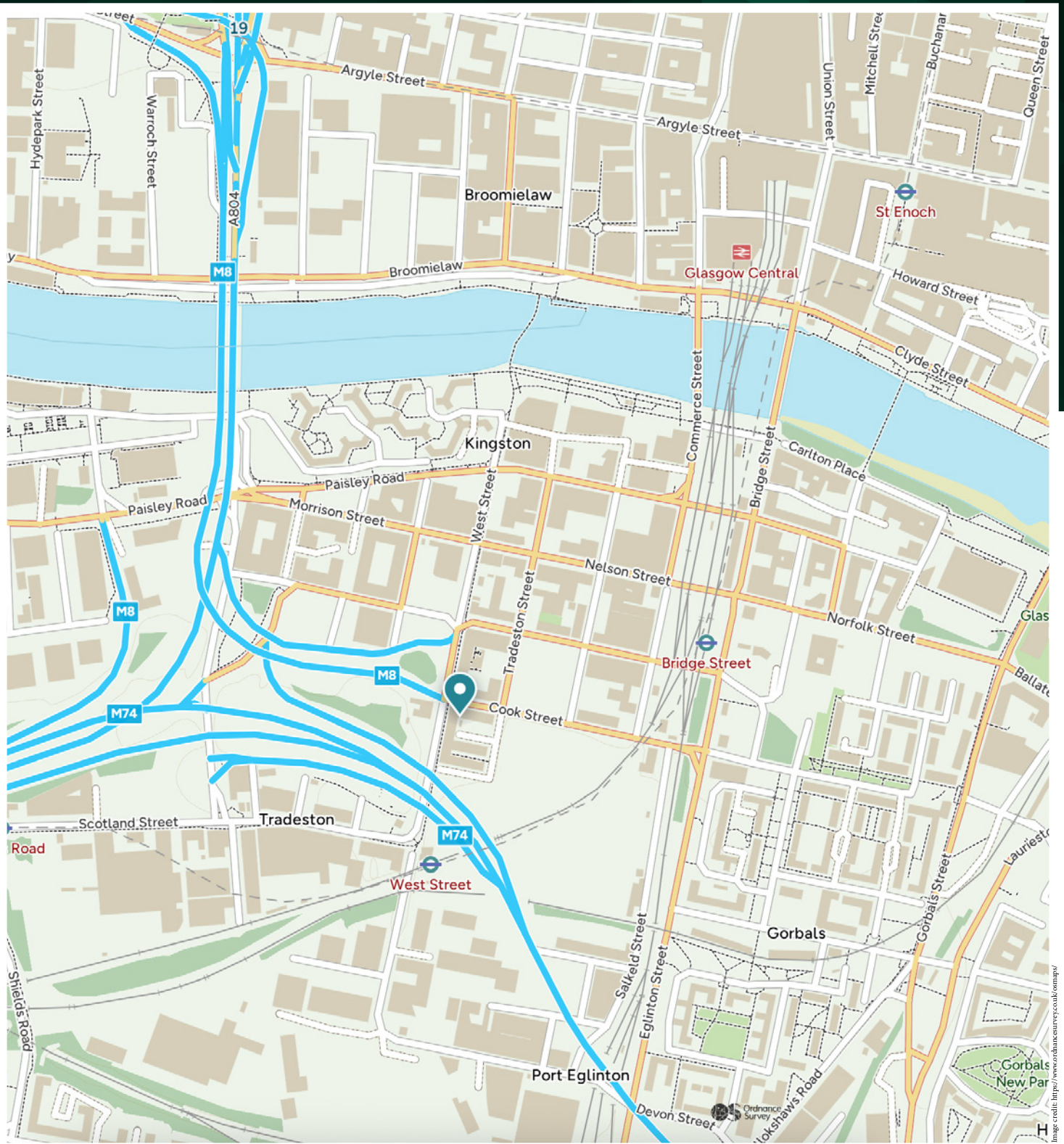




Tradeston is one of Glasgow's most exciting and rapidly transforming city neighbourhoods. Once a historic industrial hub on the south bank of the River Clyde, the area has undergone significant regeneration in recent years, evolving into a vibrant and contemporary quarter that perfectly blends city living with urban character. Its prime location just south of the Clyde means you can walk to Glasgow City Centre in minutes, with the Clyde Arc bridge connecting directly to Finnieston, the Financial District, and the West End. The area also benefits from excellent public transport links, including Bridge Street Subway Station, frequent bus services, and quick access to the M8, M74, and M77 motorways, ideal for commuters.

Residents enjoy a growing choice of independent cafés, riverside walks, and modern developments, making Tradeston a popular choice for professionals who want to be close to the city's action while enjoying a slightly quieter, community-focused atmosphere. The nearby Broomielaw and Finnieston areas offer some of the best dining and nightlife in Glasgow, while Merchant City and Buchanan Street are only a short stroll away for shopping and leisure. As regeneration continues, Tradeston is set to become one of Glasgow's most desirable urban postcodes, offering stylish modern living, superb connectivity, and a dynamic city lifestyle right on the riverfront.

The Location



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Part
Exchange
Available



Text and description
JONNY CLIFFORD
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Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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