



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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GLASGOW, G40 1EF



# THE LOCAL AREA

Templeton Court is a selection of beautiful apartments and penthouses overlooking Glasgow Green and the People's Palace. Built and renovated in 2006, the property comprises the Grade A listed Templeton carpet factory and the attached, ultra modern, Verde building. The properties have ingrained quality and are perfect for people who want space to live their lives. The location is perfect too, at the heart of a major regeneration initiative and a short walk from Glasgow city centre.

Living in Templeton Court means you are a brief walk away from Glasgow city centre and some of the best shopping in the UK, not to mention

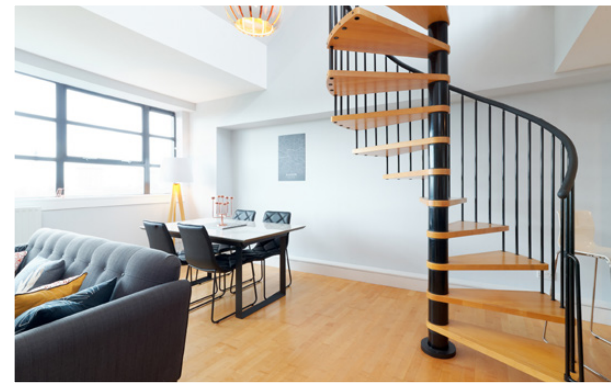
outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On Templeton's doorstep, you will find more bars and restaurants, including West Brewery as well as a gym, nursery and even a cafe with jazz music every Sunday. Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions. With the surrounding area being regenerated, Templeton Court really can be the perfect space and investment for you.



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# TEMPLETON COURT

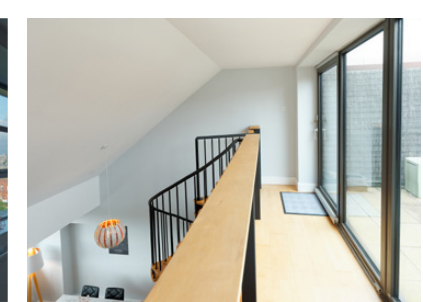
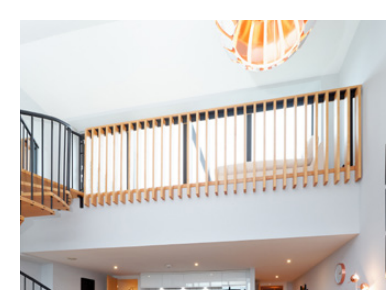
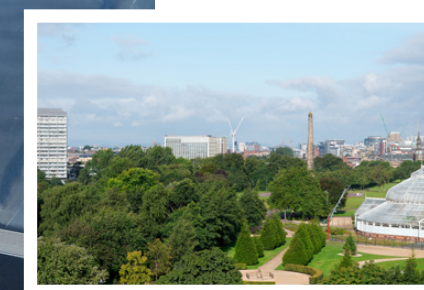
McEwan Fraser are delighted to present this magnificent two double bedroom penthouse to the market. Situated in the Grade A listed former Templeton carpet factory, apartment 5/3 approaches 130 sq. m and is the largest penthouse. In recent years, the current owner has substantially upgraded the apartment far beyond the developer's original specification making this property an absolute gem and likely one of the best penthouses to come to market in Glasgow this year. The property also benefits from allocated parking, stunning elevated views across Glasgow Green and the Peoples' Palace, secure entry, lift and secluded roof terrace.



Accommodation is focused towards a stunning open plan kitchen reception. A double height ceiling, bright and engaging decor and amazing natural light levels make for a breathtaking entertaining space that enjoys panoramic views across the city. The ample floor space offers plenty of flexibility for a variety of different furniture configurations. The kitchen has been recently upgraded and comprises a full range of contemporary base and wall mounted units which offer plenty of prep and storage space for the aspiring chef. Gas hob, electric oven, dishwasher and fridge are all integrated while a separate utility room houses a freezer, laundry facilities and further storage. Tucked into the corner, a spiral staircase leads to a mezzanine which overlooks the main lounge. The private, secluded, roof terrace opens off this mezzanine. Nestled in various angles of the main roof, this is a real oasis of calm in the heart of the city.

There are two well proportioned double bedrooms which are quite unlike anything you have seen before. Both double bedrooms boast great floor space and integrated wardrobes. They also enjoy incredible double height ceilings which create an amazing sense of space. You need to stand in these rooms to fully appreciate the effect this has. The master bedroom further benefits from a stylish modern en-suite shower room. The property is completed by a modern master bathroom.

This is an absolute must see property!







# PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	10.30m (33'10") x 5.90m (19'4")
Utility	2.30m (7'7") x 1.60m (5'3")
Bedroom 1	4.60m (15'1") x 4.10m (13'5")
En-suite	2.40m (7'10") x 1.44m (4'9")
Bedroom 2	4.30m (14'1") x 4.21m (13'10")
Bathroom	2.30m (7'7") x 2.30m (7'7")
Mezzanine	5.50m (18'1") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup> | EPC Rating: C

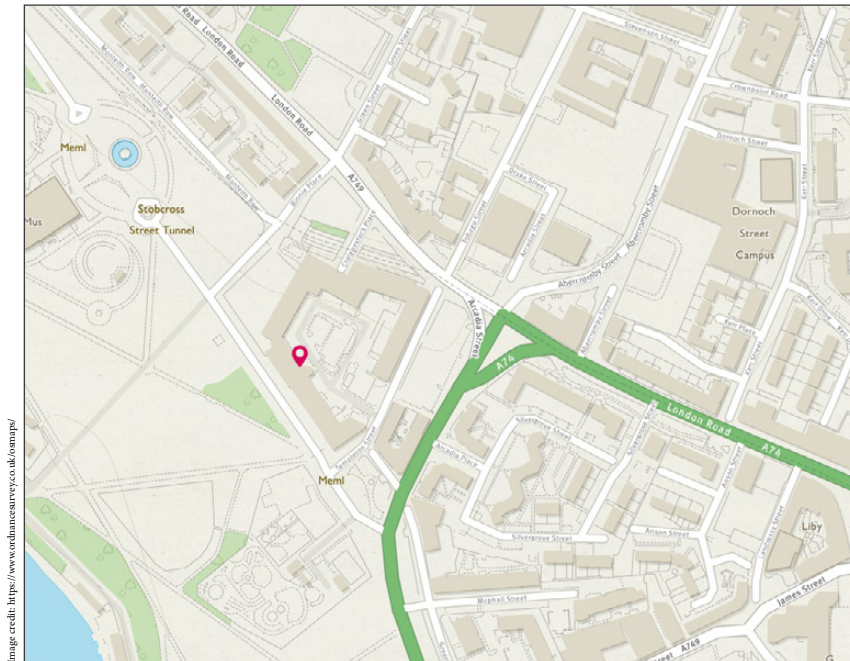
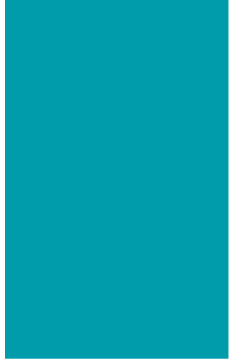


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