



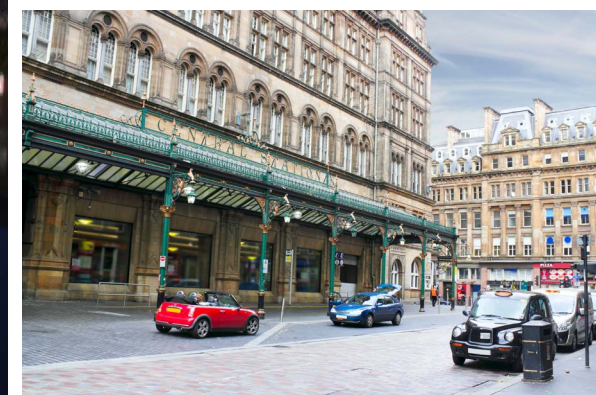

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TRADESTON, GLASGOW, G5 8JN



Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston.

Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within minutes walk and commuter access to the M8 motorway network and Clydeside Expressway within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.



The property is also close to the underground. The Tradeston area is a sought after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.



We are delighted to offer to the market this stunning two-bedroom apartment. Set in a very popular development close to the city centre.

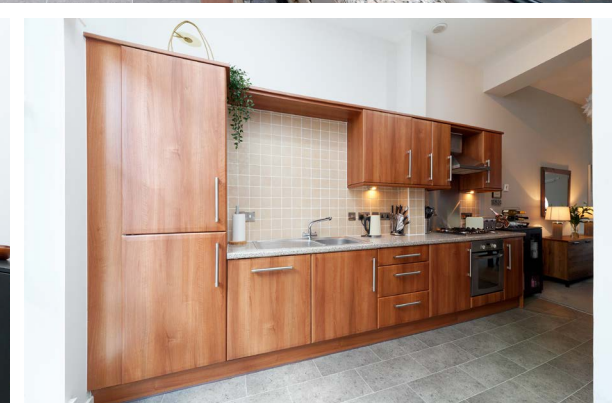
This spacious design-led property just oozes modern urban living, it has a private terrace and the added advantage of an allocated parking space.

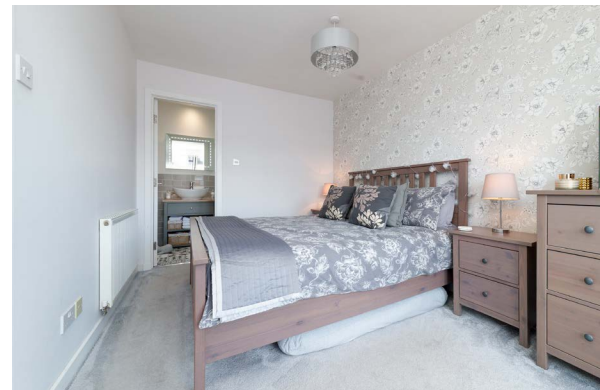
This flat certainly has the "WOW Factor", as you walk through the front door you are greeted by a tremendous open plan living space, which really sets the tone for the whole flat. The kitchen is very contemporary offering plenty of storage, it has clearly been designed for convenience and functionality.



Well equipped, with streamlined work surfaces contrasting beautifully with the hazelnut units. The appliances include a gas hob, electric oven, integrated washer/dryer, dishwasher and side by side fridge and freezer.

Given the open plan layout extends into the lounge, it makes a perfect apartment for entertaining. The extensive glazing of the stunning arched window in the living zone makes the most of the natural light and helps create a modern and contemporary ambience. There is ample space for the dining table and chairs, it's perfect for relaxing with friends and family. There is also a WC on this level for added convenience.

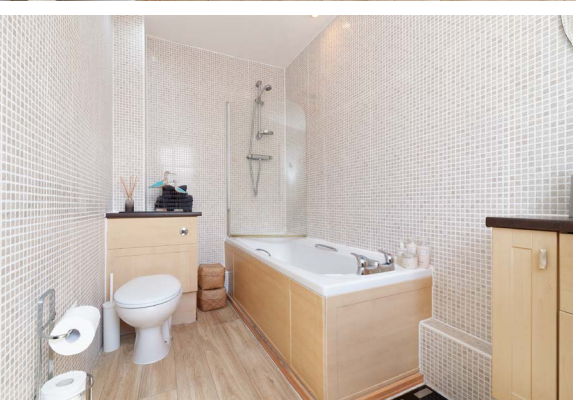


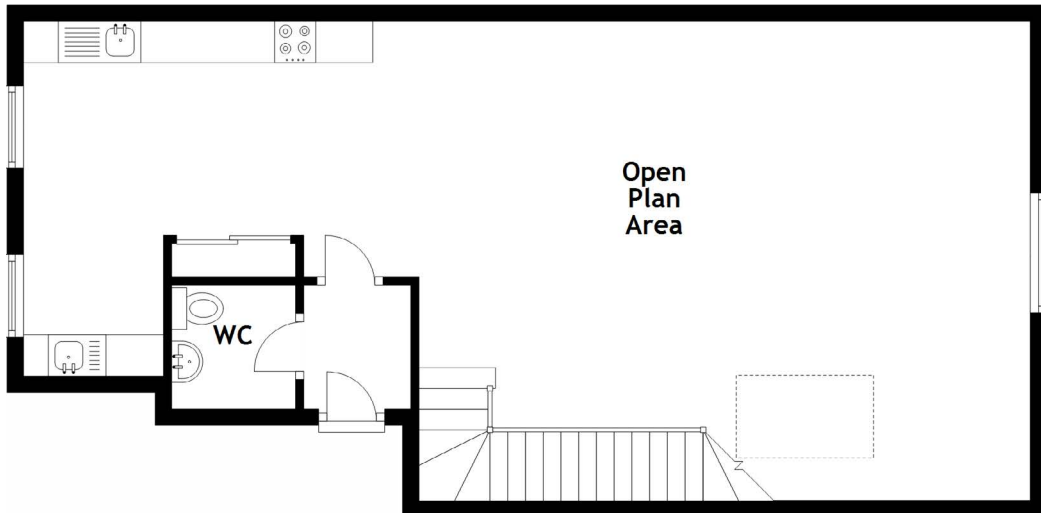


Clear, crisp and contemporary styling continues into the two double bedrooms, on the upper level. They both have en-suite facilities, with the master being newly refurbished with gorgeous tiling and a waterfall shower. There is a very convenient walk-in closet allowing for plenty of storage, whether it's for your Christmas tree or your outfits - you won't be short of space. However, the real jewel in the crown is the magnificent, private rooftop balcony with stunning views of the Glasgow skyline. The perfect place to begin or end your day.

The property is serviced by gas central heating to radiators. Externally, there is the added bonus of a private parking bay.







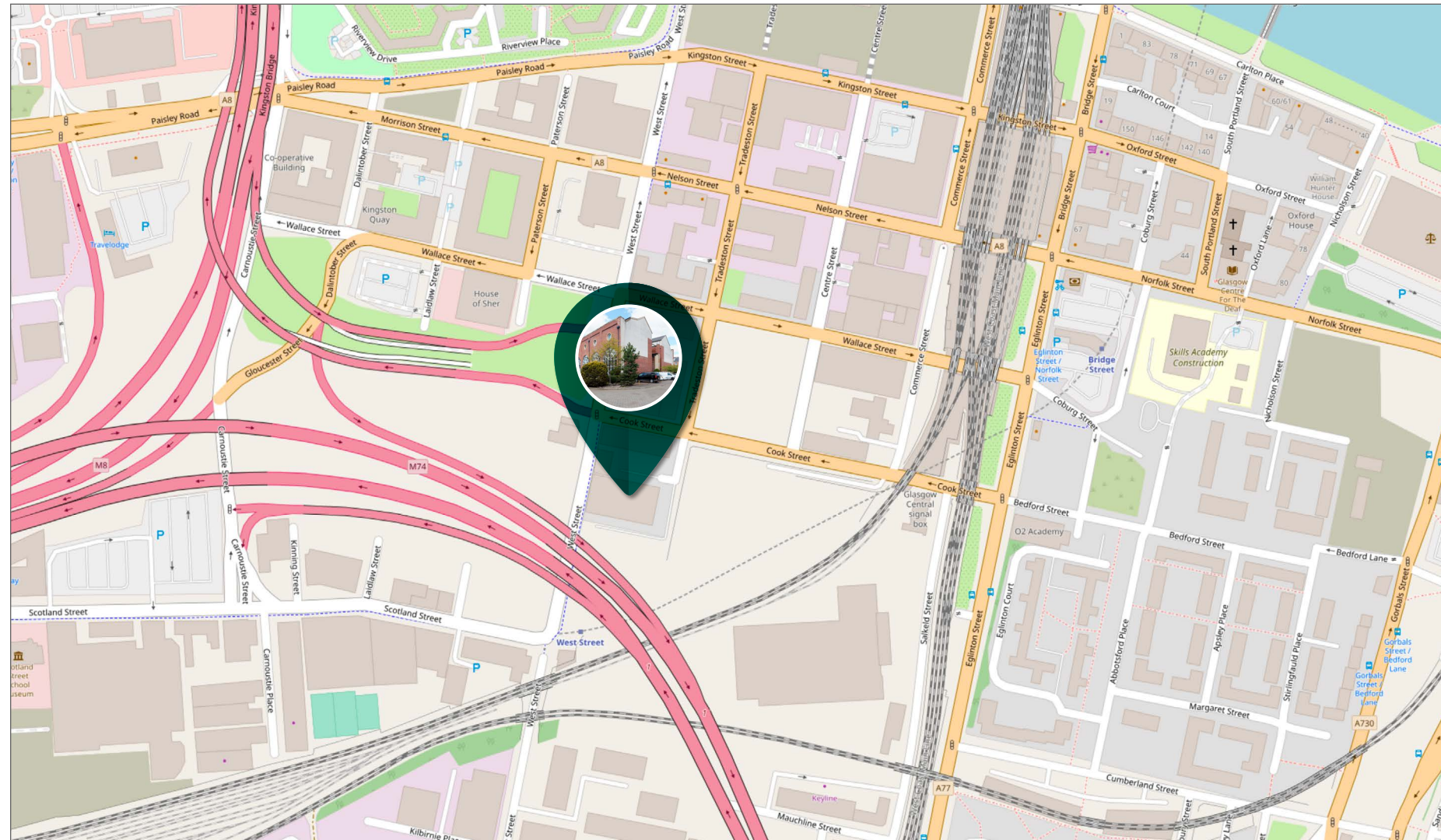
Approximate Dimensions
(Taken from the widest point)

Open Plan Area	12.20m (40') x 5.80m (19')
WC	1.50m (4'11") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
En-suite Bathroom	2.95m (9'8") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
En-suite	2.75m (9') x 1.40m (4'7")
Roof Terrace	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 114m²

EPC Rating: D

Residents also have key access to the side gate that leads very conveniently to the West Street Tube Station only two minutes walk away. Some properties really do tick all the right boxes, this is certainly one of them. Early viewing is advised for anyone looking for a very stylish and modern city apartment that has been meticulously designed. Part Exchange is available.





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