

3/3 95 Dunlop Street

GLASGOW, G1 4EU



EXCELLENT TWO-BED MERCHANT CITY APARTMENT



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We are delighted to bring to the market this excellent two-bedroom apartment, set in an enviable position with great views of the Clyde, St Andrews Cathedral and the surrounding rooftops of the city centre. The apartment has been cleverly designed to offer an abundance of free-flowing space and the maximum amount of natural light available. The sense of relaxation experienced from sitting in the lounge or from the stunning riverside view seen from the west-facing balcony is quite exceptional and are yet another jewel in the crowning glory of this perfect and highly aspirational apartment.

The spacious lounge/kitchen/diner offers a plethora of design options for various furniture configurations and benefits from a stunning wall of glass with fitted sliding doors that give access to the balcony. It makes a perfect spot to relax with a glass of wine after a hard day at the office. The sleek kitchen is a feast of minimalist design, finished in cream tones with beautiful worktops, a built-in microwave, double electric oven, and an integrated fridge freezer and dishwasher. The clever design of the island unit contains a gas hob and a stainless steel designer extractor hood that's very contemporary. Given the generous proportions of the room, there's ample space for the dining table, offering space to enjoy a meal whilst entertaining friends and family.







The tiled bathroom is fresh, bright and spacious with a white suite, turquoise designer bowl sink, and a mains shower over the bath.



The two double bedrooms have an abundance of natural light to greet you in the morning, with ample room for free-standing furniture and stylish wall-to-wall sliding opaque glass wardrobes. The master bedroom as expected in the executive apartment is en-suite and includes a large luxury standalone shower enclosure with a mains shower and a designer bowl sink on a stylish wooden pedestal unit. There is also a handy utility room with a washer/dryer and lots of extra space for storage.

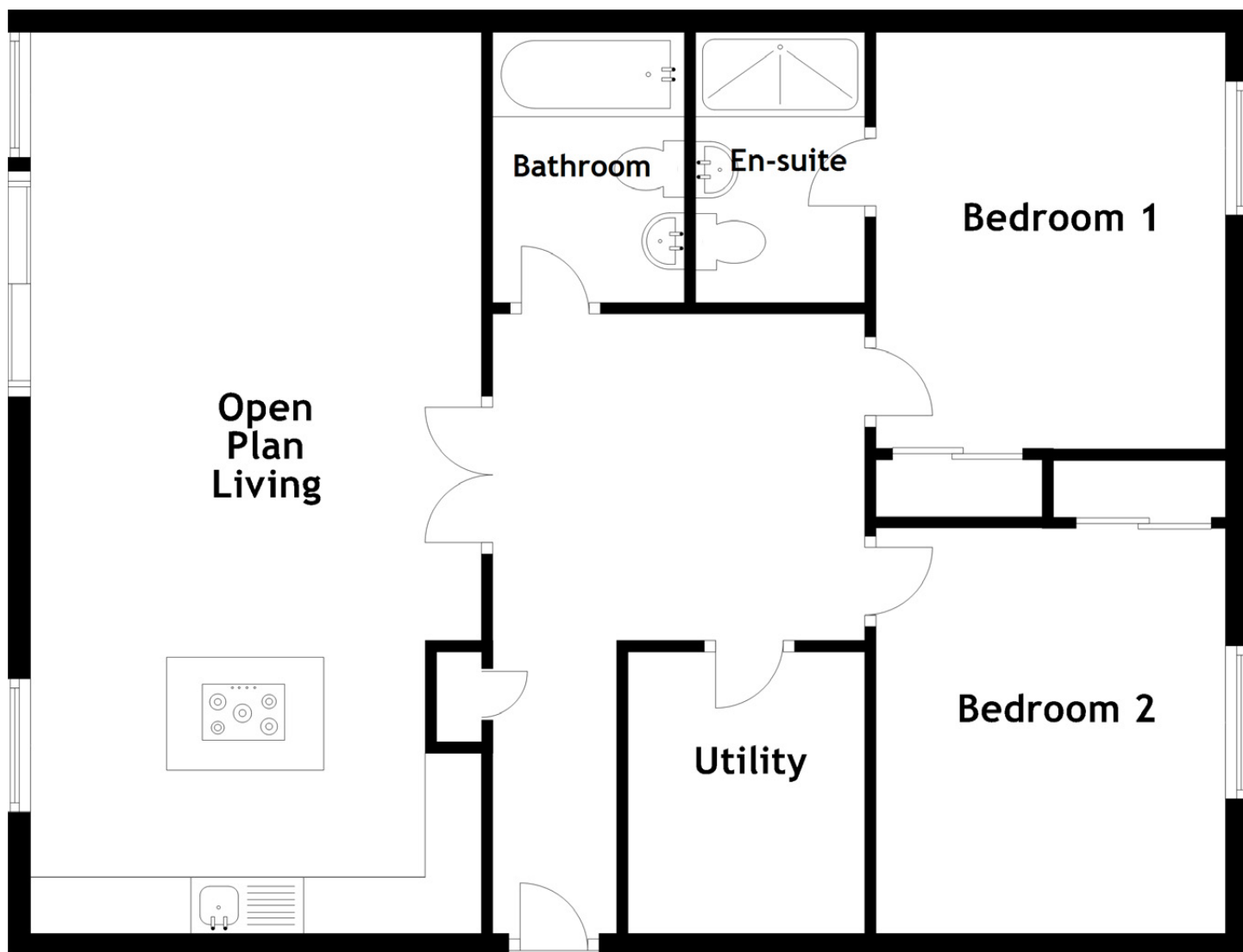




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.80m (25'7") x 4.00m (13'1")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	2.40m (7'10") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Utility	2.50m (8'2") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 87m²

EPC Rating: B

The double glazing, gas central heating, and secure entry system ensure the apartment is always warm, comfortable and very secure. There is a lift service for convenience and a communal courtyard. Parking is provided in the underground secure car park with one allocated parking space.

Early viewing is strongly advised for anyone looking for a unique and rarely available centrally located city apartment, offering real sophistication and stylish urban living accommodation.

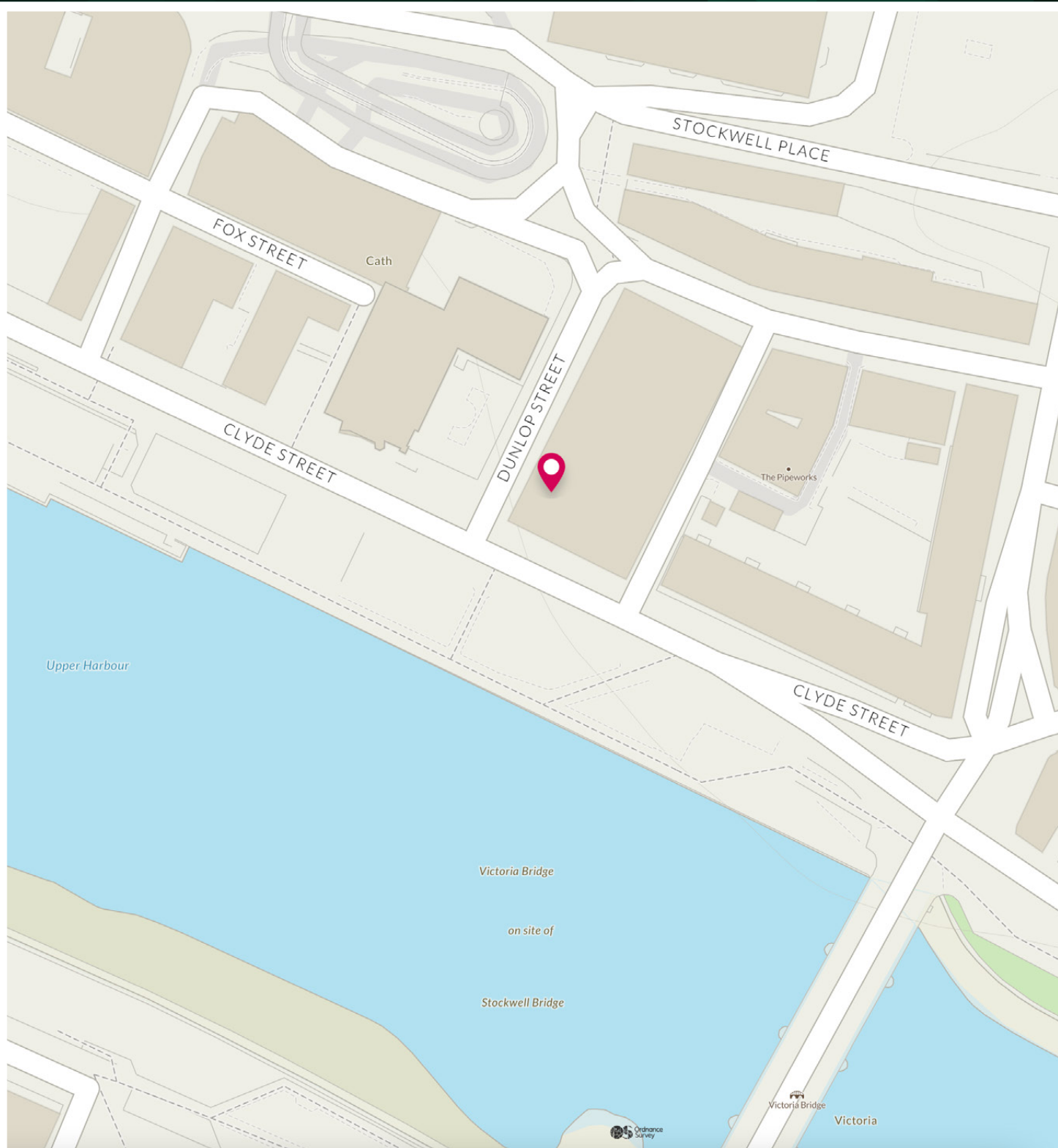




Dunlop Street is close to the heart of the financial district and is conveniently located close to the City Centre and the West End. The area surrounding Dunlop Street offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It is in close proximity to SECC, Hydro, Clyde Auditorium and Greens Health and Fitness.

The area benefits from frequent public transport with easy access to central train station, St Enoch's and Bridge Street subway stations. The city centre is only a short walk away while the nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure easy access to Scotland's arterial road network.

The Location



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Part
Exchange
Available



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Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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