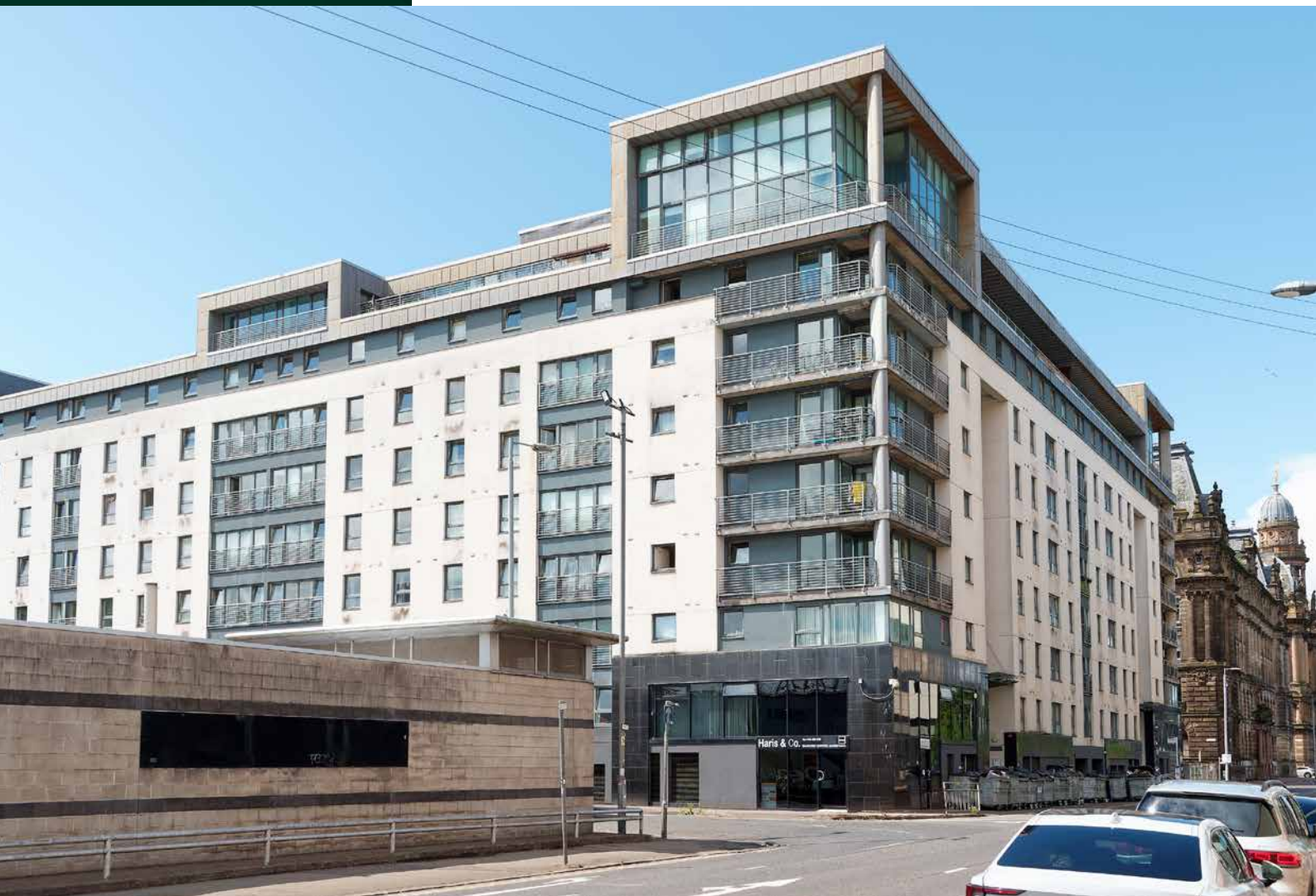


7/7, 220 Wallace Street

TRADESTON, GLASGOW, G5 8AL



An exceptional three/four-bedroom seventh-floor Penthouse Apartment, set within the highly sought-after Kingston Quay development in the vibrant Tradeston district



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McEwan Fraser Legal is delighted to present this exceptional three/four-bedroom seventh-floor penthouse apartment, set within the highly sought-after Kingston Quay development in the vibrant Tradeston district, on the southern edge of Glasgow City Centre. Beautifully upgraded by the current owners and presented in true walk-in condition, this impressive home offers stylish, contemporary living with generous accommodation, outstanding outdoor space, secure underground parking and a Concierge service.

Designed with modern urban living in mind, the apartment combines spacious interiors with a low-maintenance lifestyle, making it an ideal purchase for professionals, growing families, or those seeking a luxurious city base. Its superb location provides excellent transport links and easy access to Glasgow's extensive range of shopping, dining, leisure, and cultural amenities.

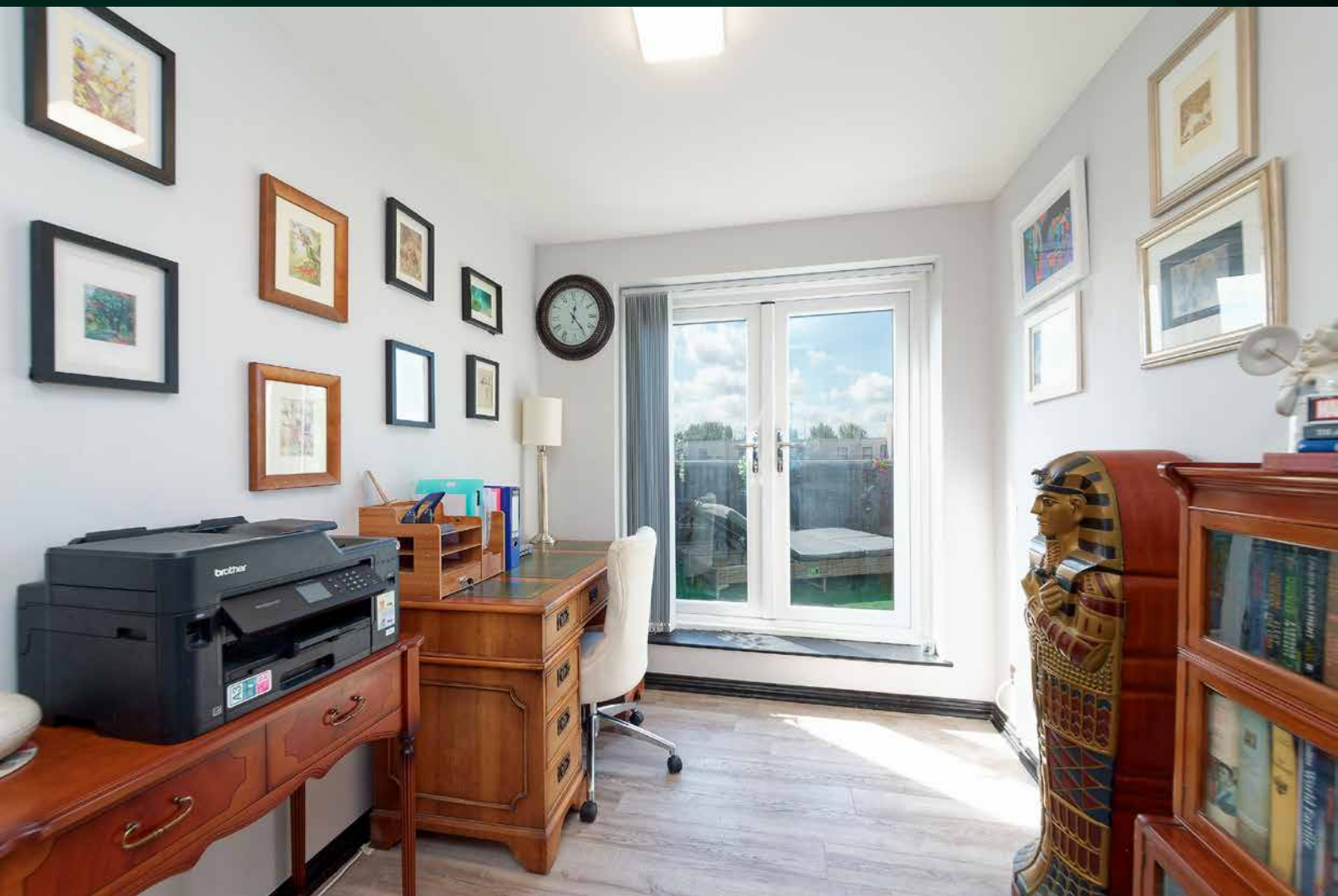
The accommodation has been thoughtfully designed to maximise natural light, with extensive glazing throughout creating a bright and welcoming atmosphere. Finished in a contemporary neutral palette, the apartment offers generous room proportions and a flexible layout to suit a variety of lifestyles. Additional benefits include lift access to all floors, a secure underground parking space, and beautifully maintained communal gardens. The lift requires a key to reach the 7th floor, with an additional fob needed for access from the basement and another for the pedestrian gate. The car parking space, 2-7-7, is right next to the lift, so you can go from your car to your door without seeing anyone.

THE LOUNGE



The welcoming reception hallway sets the tone for the quality found throughout the home. The impressive lounge is flooded with natural light thanks to full-height glazed doors opening onto a private balcony, seamlessly blending indoor and outdoor living while enjoying attractive urban views. A recently installed bespoke media wall creates a striking focal point, making this an ideal space to relax or entertain. The balcony can also be accessed from the master bedroom and dining room, and it's fully covered by an overhang, so it rarely gets wet.

THE OFFICE



Adjacent to the lounge, the current owners have created a versatile garden room/home office. From here, doors open onto an exceptional private rooftop terrace, a true highlight of the property.



THE ROOF TERRACE



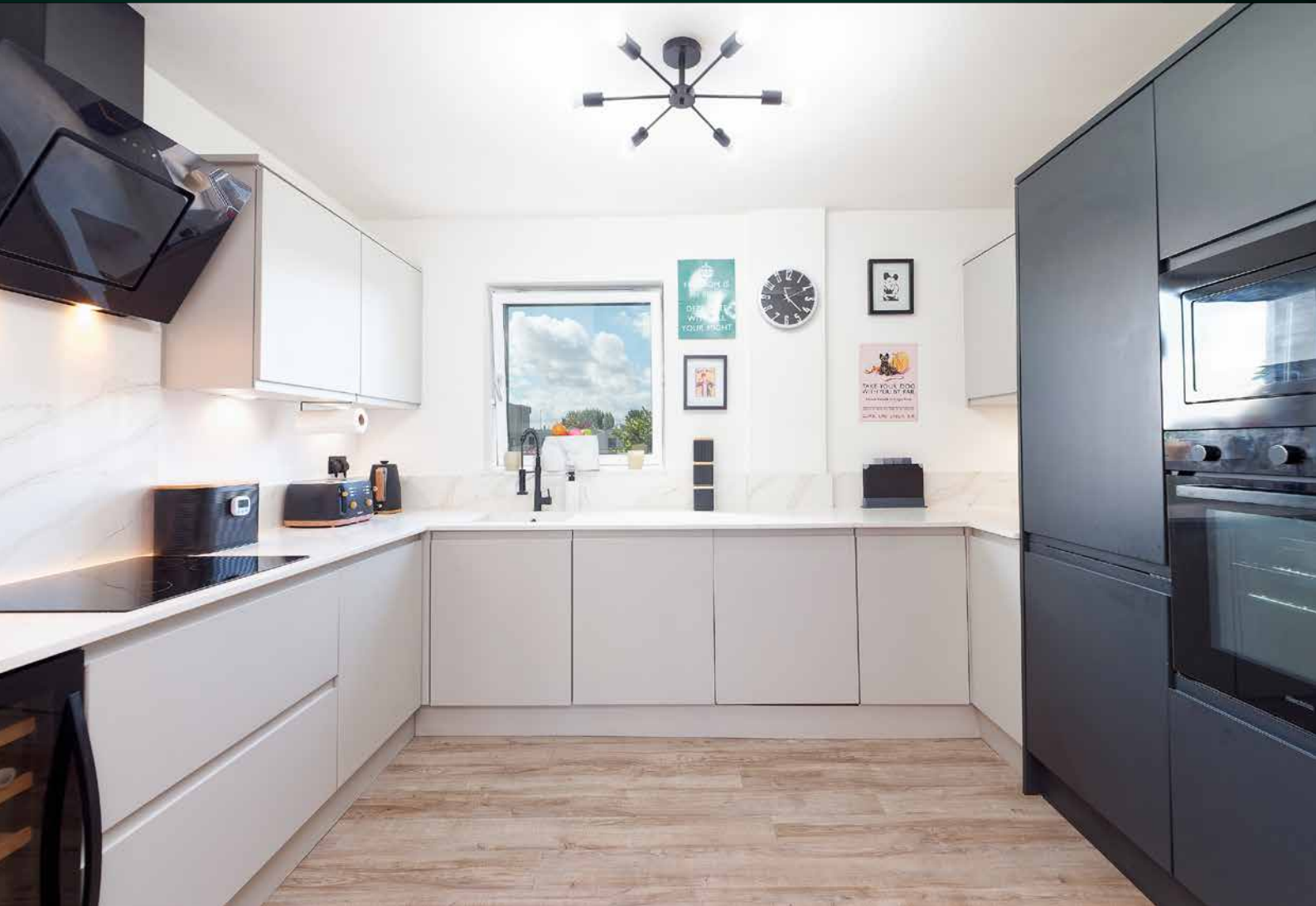
Offering a high degree of privacy and enjoying sunshine throughout the day, this wonderful outdoor space is perfect for entertaining, al fresco dining, or simply unwinding. The terrace can also be accessed from the entrance hall.



The contemporary kitchen is both stylish and practical, featuring sleek cabinetry, quality work surfaces, and an excellent range of integrated appliances, providing everything required for modern day-to-day living.

The separate dining room offers a superb space for entertaining family and friends and could easily be utilised as a fourth double bedroom, home office, or additional reception room, depending on individual requirements.

THE KITCHEN



THE DINING ROOM / BEDROOM 4





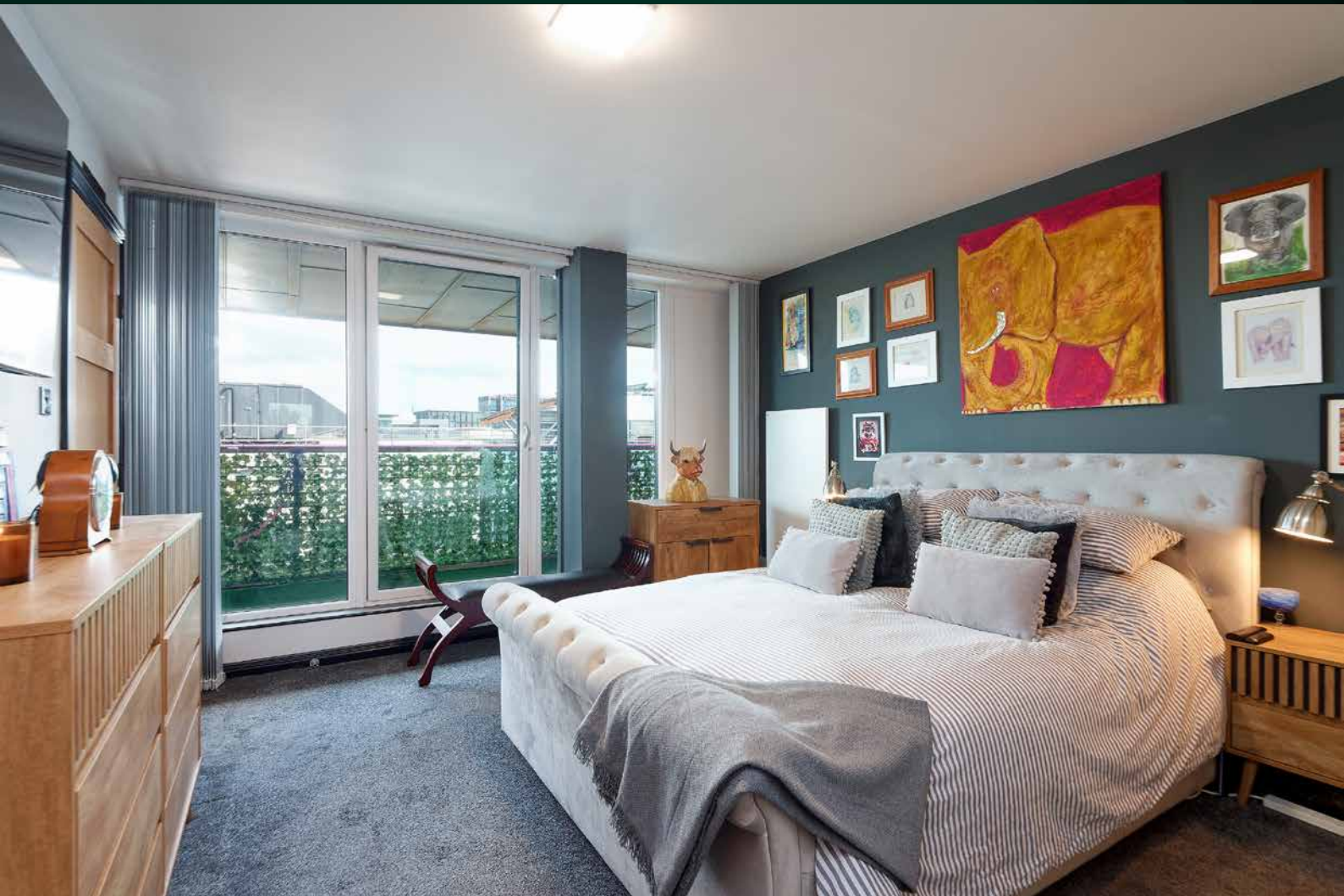
There are three generously proportioned double bedrooms, each benefiting from fitted wardrobes and ample space for additional freestanding furniture. The principal bedroom further enjoys the luxury of a beautifully appointed en-suite shower room. Several rooms, including the lounge and dining room, feature direct access to balconies, allowing residents to enjoy elevated urban views and excellent natural light.

Completing the accommodation is a stunning contemporary shower room, finished to a high standard. All windows and doors throughout the property, except for the terrace access doors, can be locked in place to allow ventilation. All windows and electrical systems come with new guarantees. All lighting is LED, and the heating is a top-quality infrared system, recently installed and controllable via an app or individual thermostats for each unit.

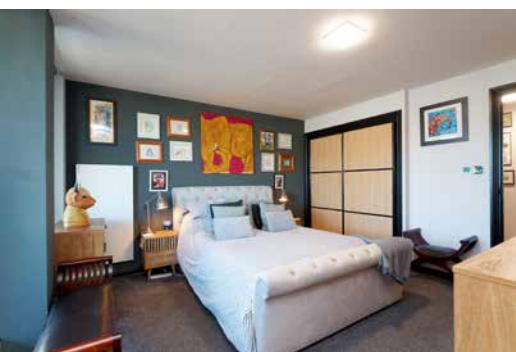
THE SHOWER ROOM



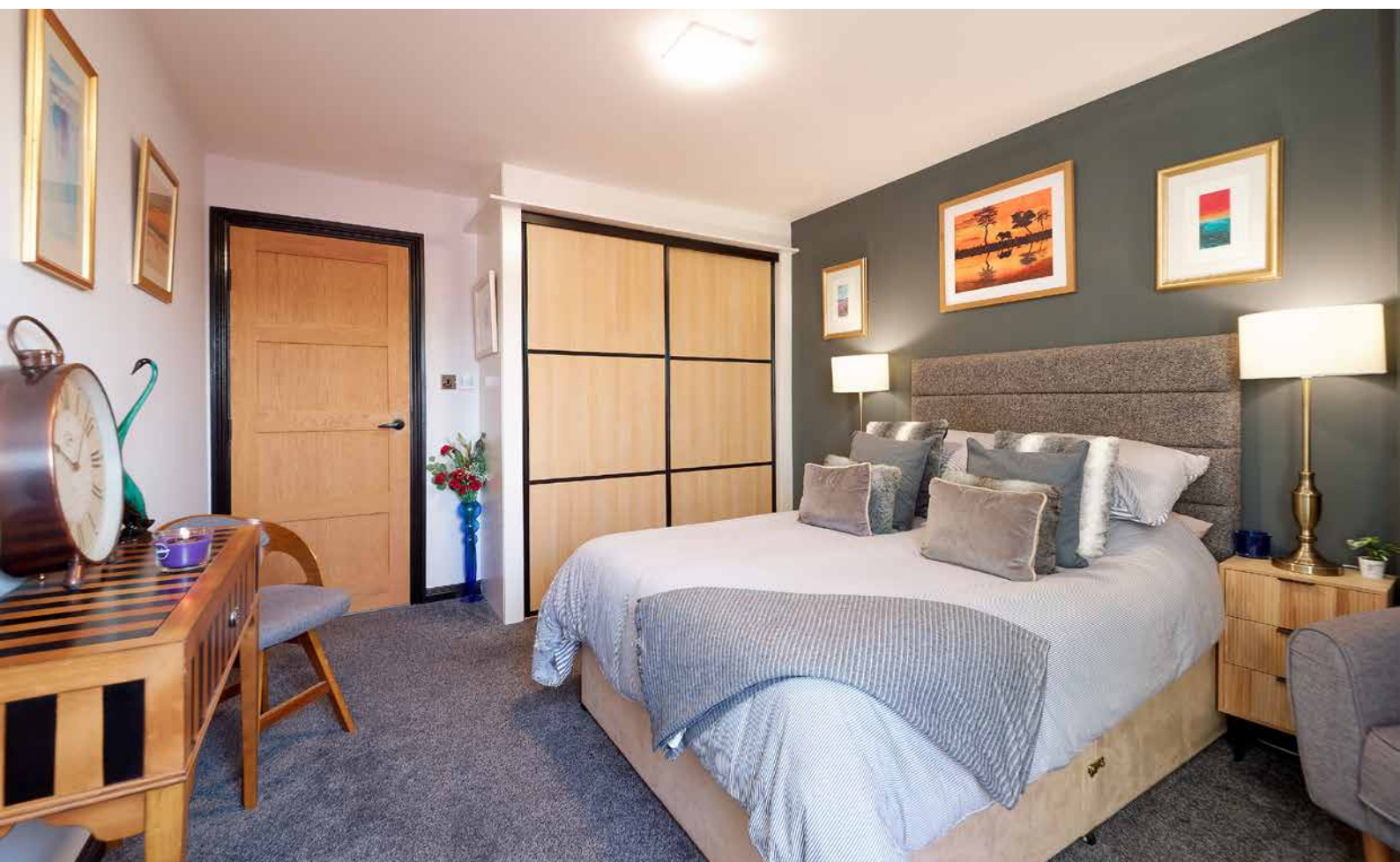
BEDROOM 1



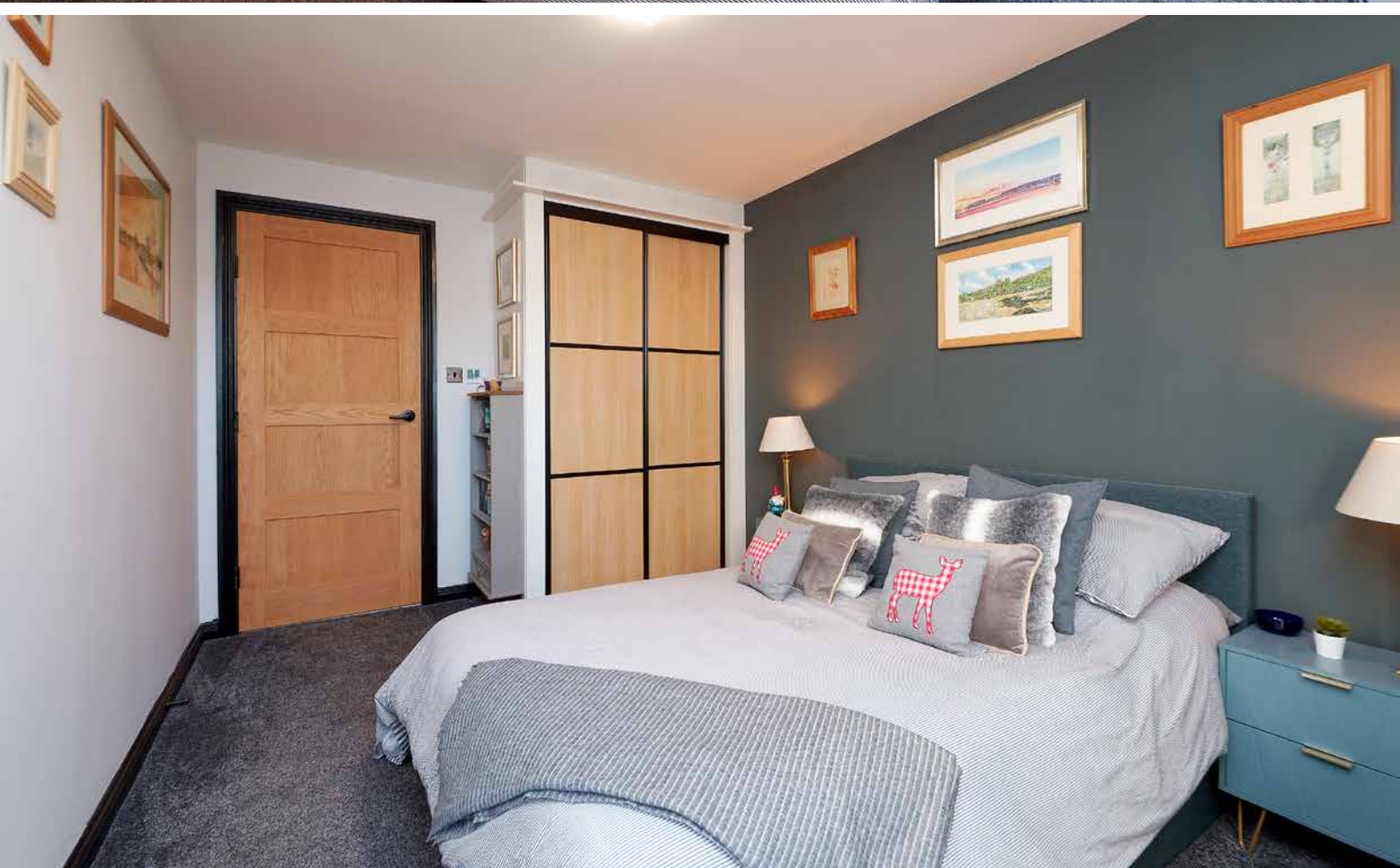
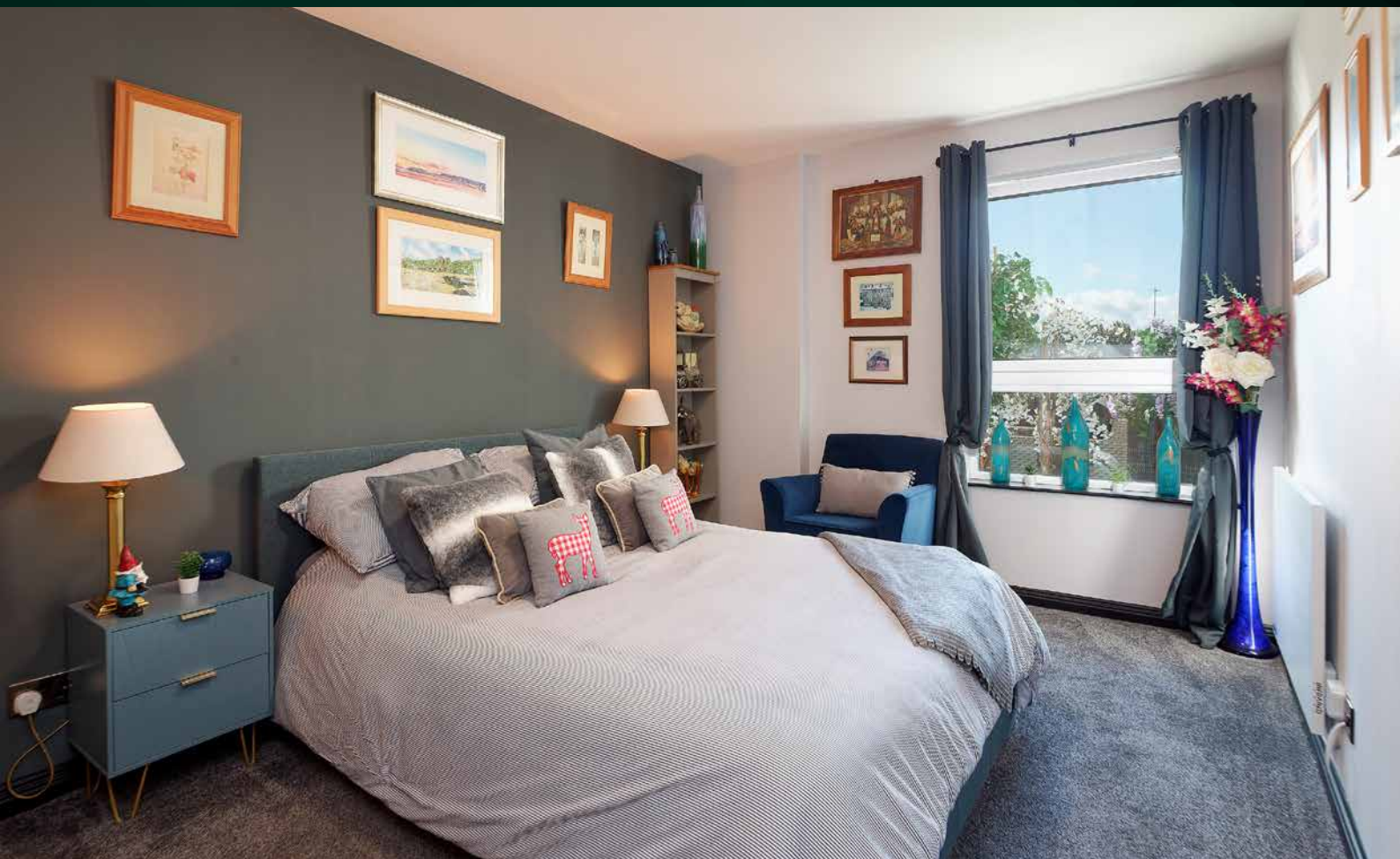
enjoys the luxury of a beautifully appointed en-suite shower room



BEDROOM 2

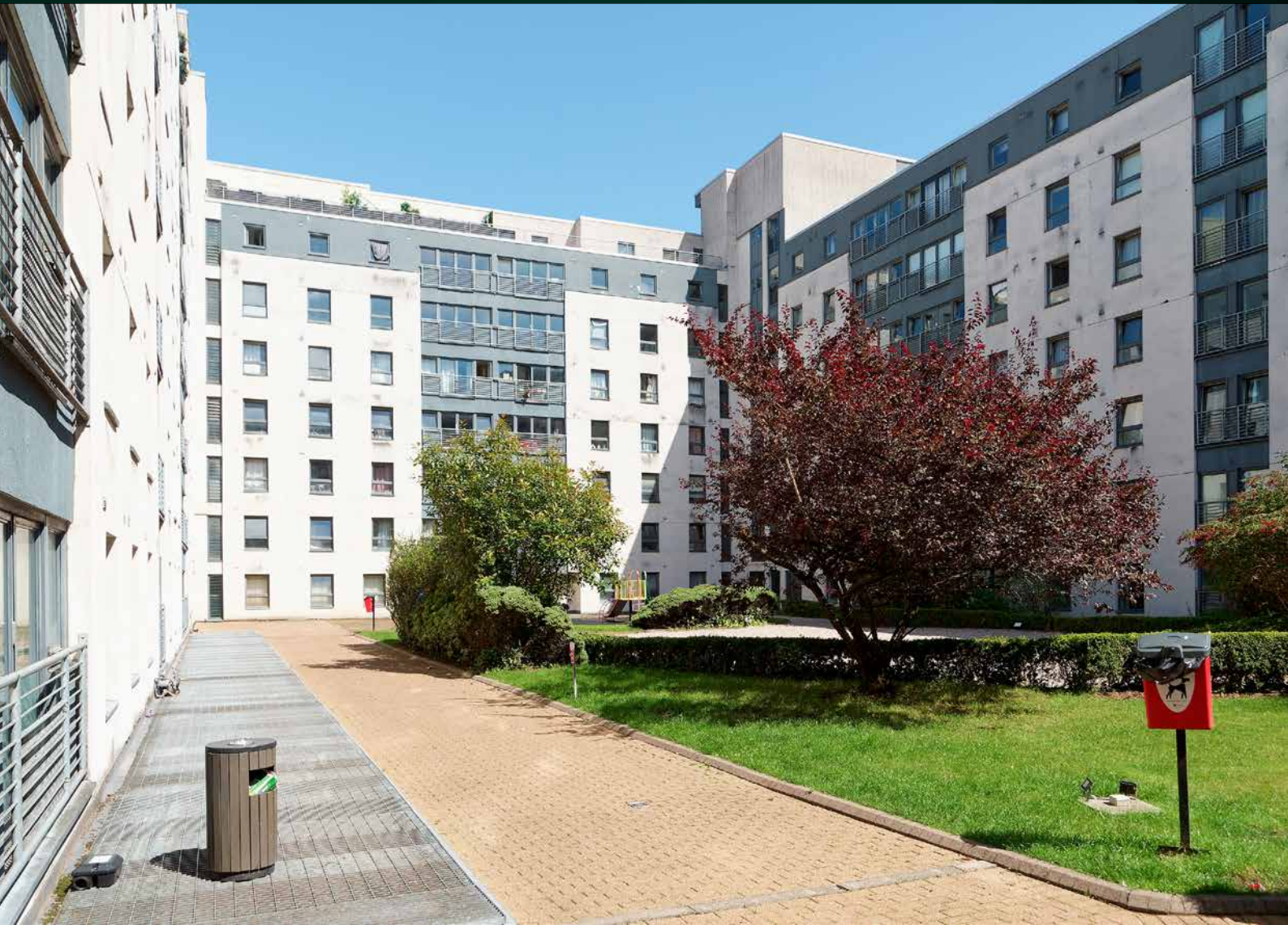


BEDROOM 3

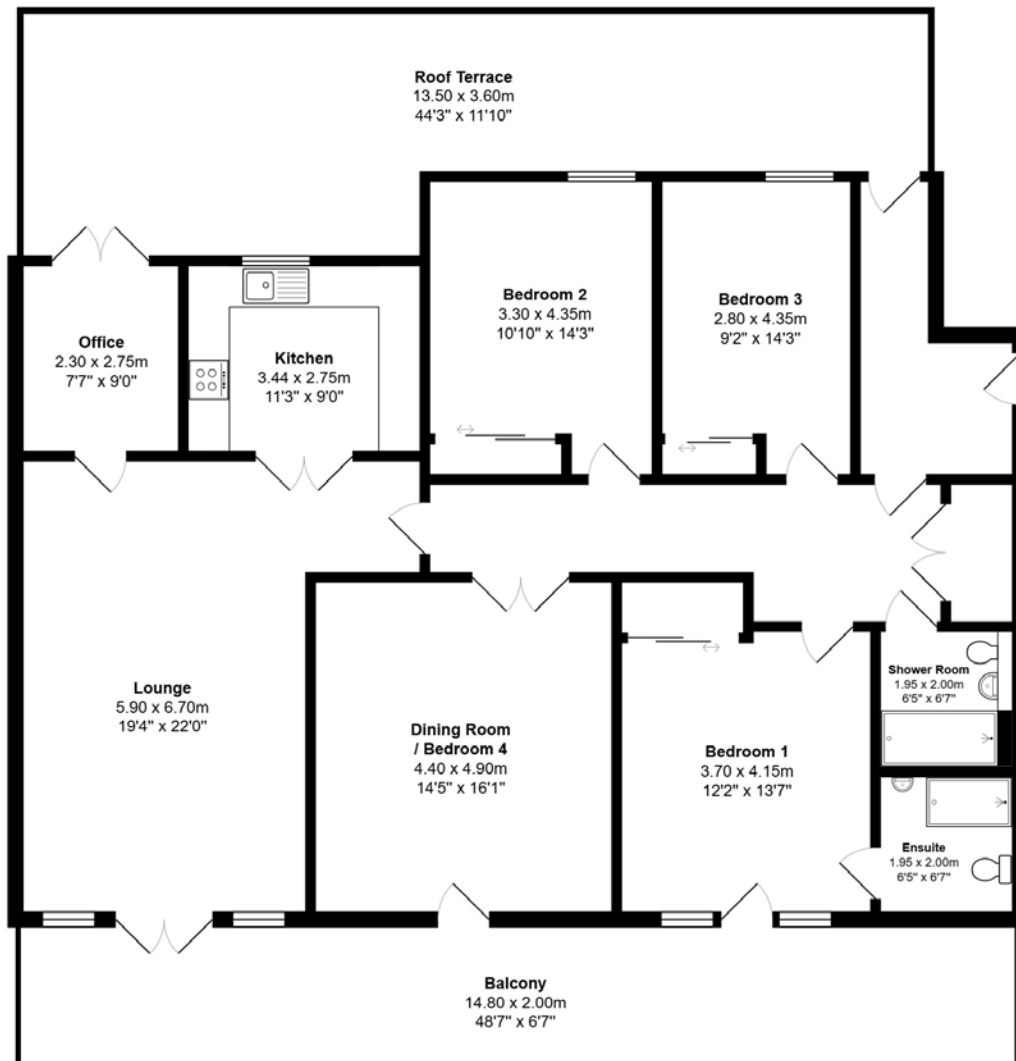


Externally, residents enjoy access to beautifully maintained communal gardens, while the property further benefits from a secure underground parking space, adding convenience and peace of mind to this outstanding city-centre home.

COMMUNAL AREAS

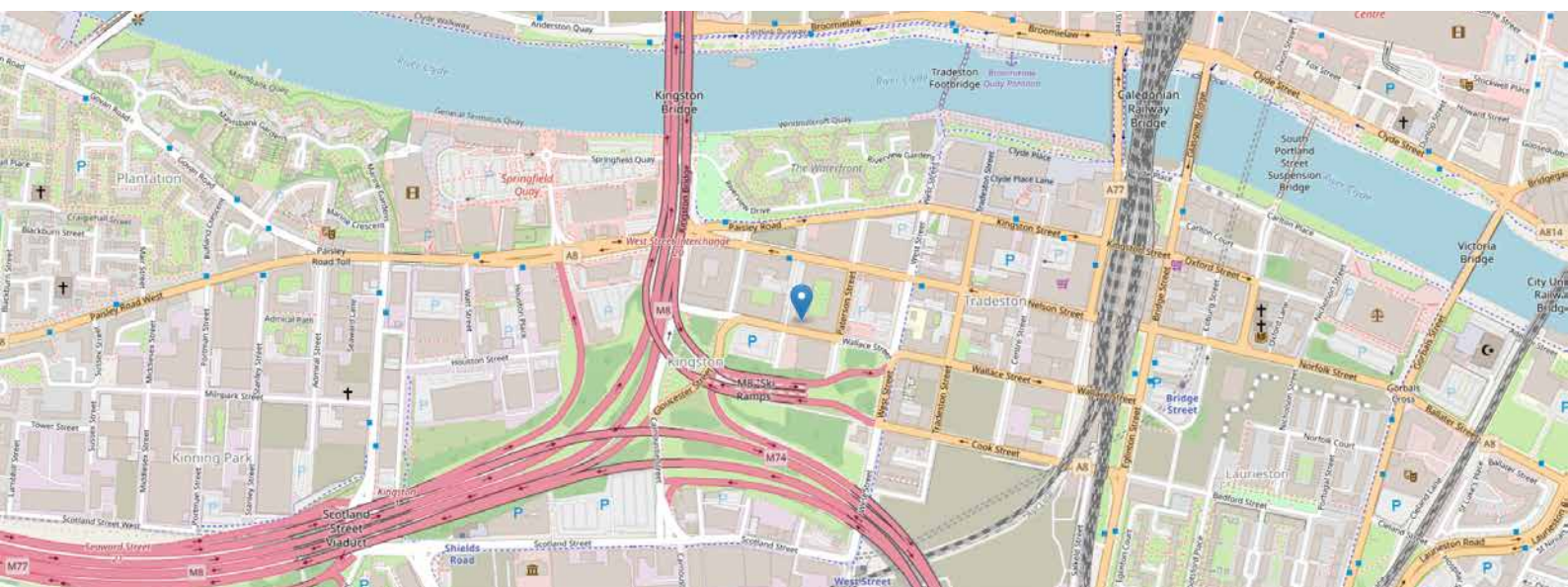


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 147m² | EPC Rating: E



THE LOCATION

Kingston Quay, within Glasgow's G5 district, is a thriving, well-connected area offering the perfect blend of city convenience and modern living, near Barclays development and close to Pacific Quay for entertainment and restaurants.





With stylish riverside developments, trendy cafés, and easy access to the vibrant Merchant City and Finnieston, it's an ideal spot for professionals, students, and families alike. Commuting is effortless, with Glasgow Central Station, multiple bus routes, and quick motorway access to the M8, M74, and M77. Whether walking along the Clyde, enjoying top dining spots, or heading into the city centre, G5 puts everything you need right at your doorstep.



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