




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

0/2, 9 Moir Street

MERCHANT CITY, GLASGOW, G1 5AE



MERCHANT CITY GLASGOW

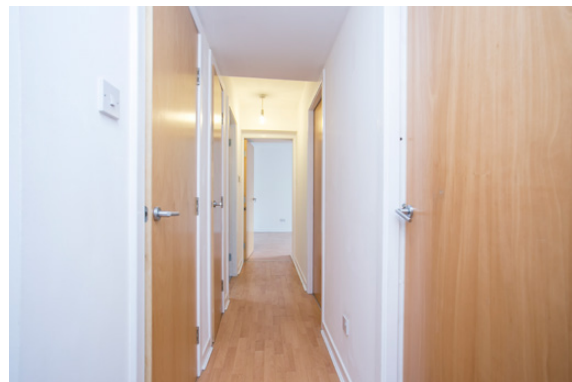
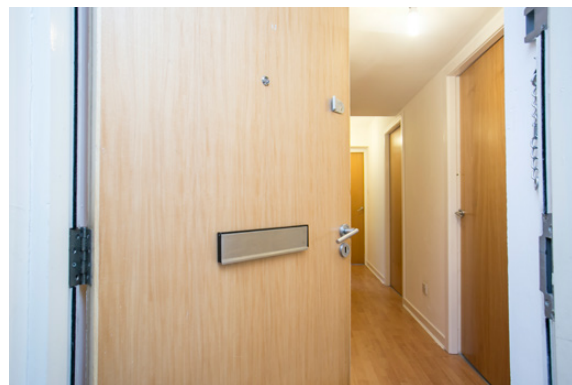
G1 5AE

“... THE PRIME LOCATION FOR SOME
OF SCOTLAND’S LEADING STYLE
BARS AND RESTAURANTS ...”

The Monument Building, Moir Street is a stones throw away from the ever popular location of the Merchant City in Glasgow’s city centre. The area’s appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and nightlife. Its location, within the heart of the city centre, places it right next to the core retail district of Glasgow, the premier retail location within the UK outwith London. Allied to this, the Merchant City itself is the prime location for some of Scotland’s leading style bars and restaurants. Buyers within the Merchant City are therefore looking to find that perfect property which offers an urban retreat, located right at the heart of the action and this is one such apartment.

Public transport is available by both bus and rail and Glasgow has its own underground network offering the commuter access to parts of the south side, city centre and west end. Glasgow’s M8 motorway network offers the commuter access to Stirling and Edinburgh city centres, as well as Glasgow’s International Airport and beyond.





0/2, 9 MOIR STREET

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McEwan Fraser Legal are delighted to give you the opportunity to acquire this generous, two double bedroom, ground floor flat in a well-regarded city centre development. Freshly redecorated throughout internally, the property is neutrally finished and represents a real blank canvas ensuring its appeal to first-time buyers and canny buy-to-let investors.

The accommodation is centred around a spacious open plan lounge/kitchen which enjoys floods of natural light and ample space for a dining table, a pair of sofas and additional free-standing furniture. The kitchen area itself has a good range of base and wall mounted units which provide excellent preparation and storage space for the aspiring chef. The gas hob and electric oven are integrated while space is provided for a free-standing fridge freezer and washing which will be included in the sale.

The master bedroom is a well-proportioned double with great floor space and built-in wardrobes. There is an additional second double bedroom, again with also features built-in wardrobes. The internal accommodation is completed by the bathroom which is partially tiled and comprises a contemporary white suite.

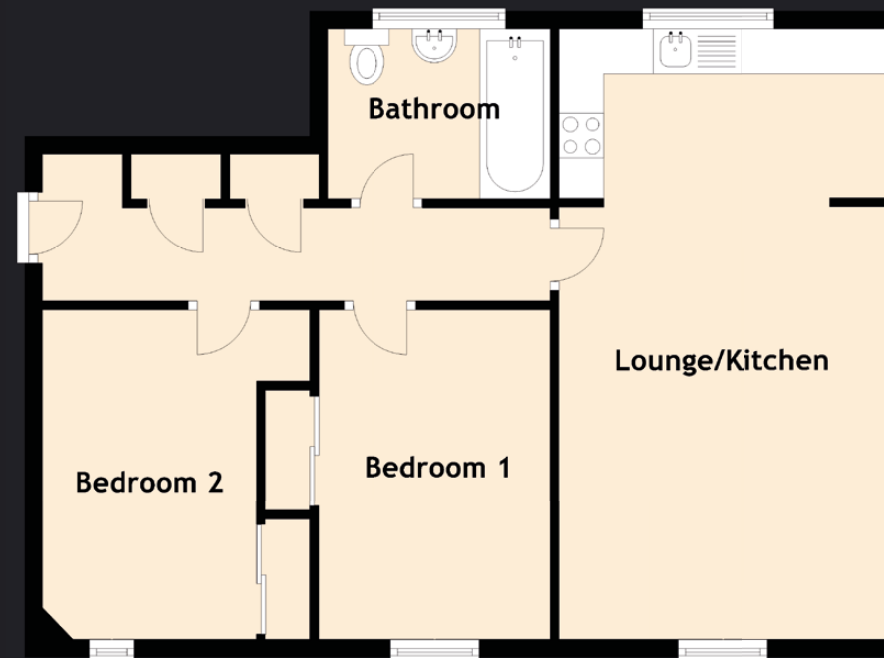
For extra warmth and comfort, the property boasts gas central heating and double glazing throughout.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.85m (22'6") x 3.70m (12'2")
Bedroom 1	3.70m (12'2") x 2.60m (8'6")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 57m²

EPC Rating: C

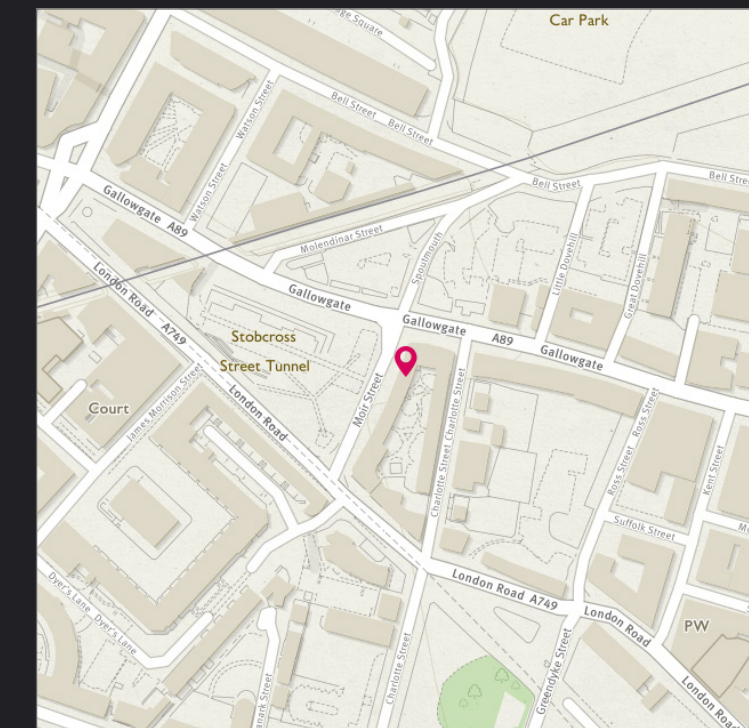


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Tel. 0141 404 5474
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

Professional photography
LYNSEY NICHOLSON
 Photographer