



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**B5 The Angel Building**

69 KENT ROAD, CHARING CROSS, GLASGOW, G3 7EG



Street Scene



# Location

Glasgow is a city that requires little introduction. Vibrant, stylish and confident, it is one of the world's great urban experiences. Yet, even in this distinctive city, there's one place that stands apart from the rest: The West End. Home to the University of Glasgow, the Botanic Gardens and the city's most prestigious residential addresses, the West End is a cosmopolitan melting pot of culture, learning and leisure.

The property sits only a short stroll from Charing Cross and so is very convenient for amenities in the City, including popular bars and restaurants, cinemas, theatres and excellent retail outlets. Additionally, the property is close to St. George's Cross Underground Station and adjacent to the motorway network, giving easy access to the Central Belt and Glasgow Airport, which is only 10-15 minutes' drive away. The property is well serviced by numerous bus routes.

We are delighted to offer to the market this stylish, one-bedroom, basement apartment, nestled beautifully within the popular landmark 'Angel Building' development, with excellent access to Glasgow's city centre and all west end amenities. The property offers stylish contemporary living accommodation in a highly convenient location, close to an enviable selection of amenities in Finnieston, the City Centre and Byres Road.

This lovely apartment is as unique as it is beautiful! The handsome building, with striking frontage and a watchful angel in the gable head, dates back to 1864 (formerly St Vincent's United Presbyterian Church) and was designed by Glasgow architect Alexander Watt. Now a listed landmark, it was carefully and imaginatively converted into private residences around 2002 to create fantastic and flexible accommodation, which only a viewing will adequately demonstrate, as no expense has been spared.

The bespoke, contemporary interior offers sophisticated living space along with video security entry, the property can be accessed via an elevator or via the one-level side entrance.

This is the perfect apartment for entertaining, the open-plan kitchen unites with the spacious lounge, ensuring that the chef is never far away from the party. The kitchen is finished in an attractive range of Cherry wood units, a built-in electric double oven, with handy stainless steel pan drawers either

side, a gas hob, extractor hood, freestanding fridge freezer, washer dryer, and dishwasher, it's well equipped for convenience and practicality.

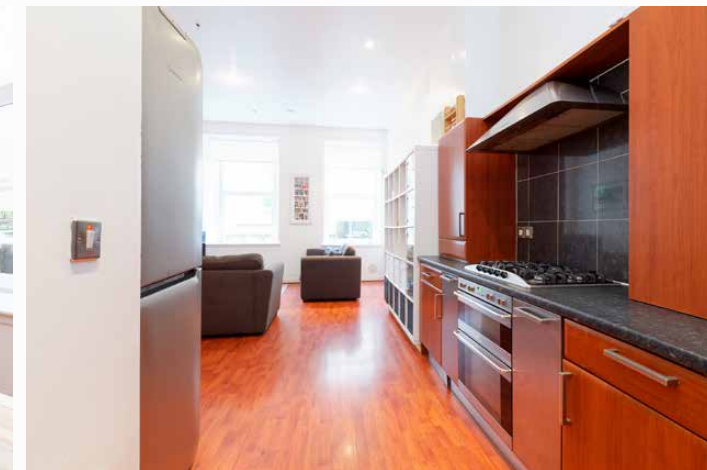
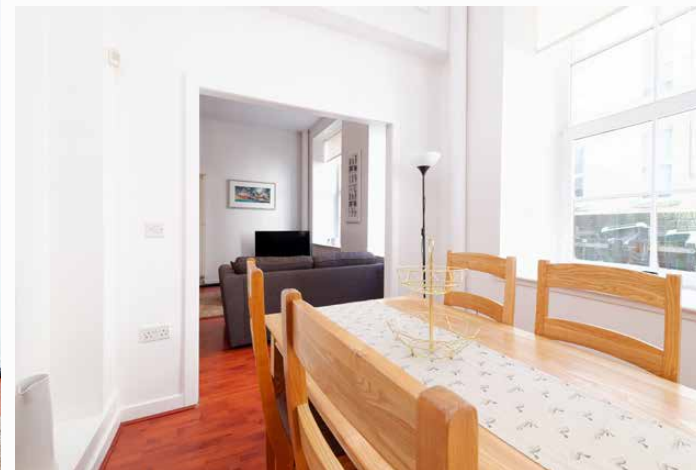
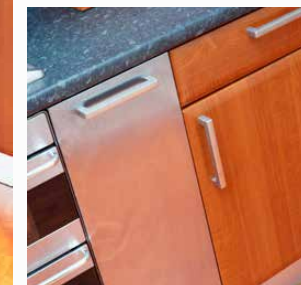
The bright living area allows for a comfortable variety of furniture configurations and the wall-mounted vertical radiator is another key feature. The dining room caters adequately for a good-sized dining table, it's perfect for more formal dining occasions with friends and family or indeed it could act as a Study/Home office if required.

Crisp and contemporary styling continues into the lovely master bedroom with great storage facilities.

There is a useful, unobtrusive storage cupboard off the hallway along with another two storage cupboards located in the communal hallway of the building on the lower level.

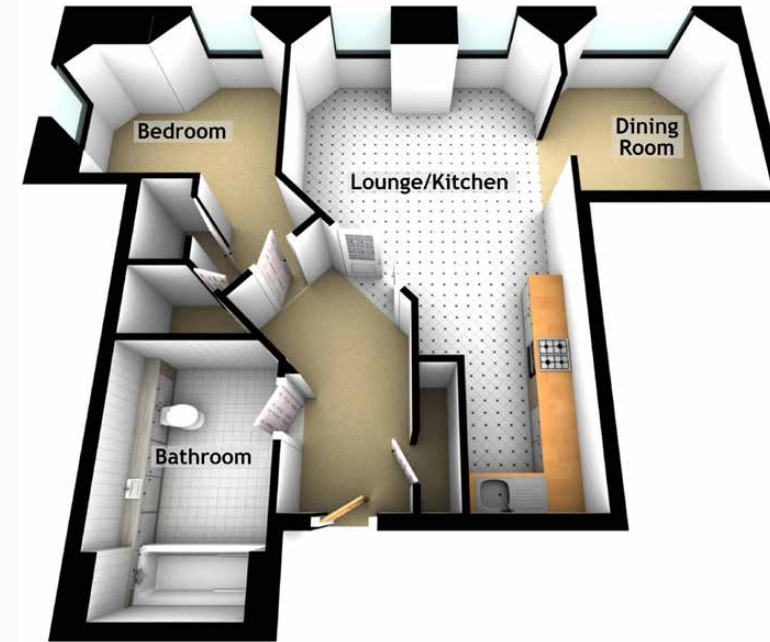
The apartment is serviced by efficient gas central heating and double glazing. Residents can also enjoy complete peace of mind with a door entry handset with Magna-lock entry. There is the added bonus of an elevator and well-maintained communal grounds.

This is a truly unique apartment, set in a charming and characterful building, if you are searching for a special living experience in a superb central location, then early viewing is highly recommended, you won't be disappointed.





*Specifications*



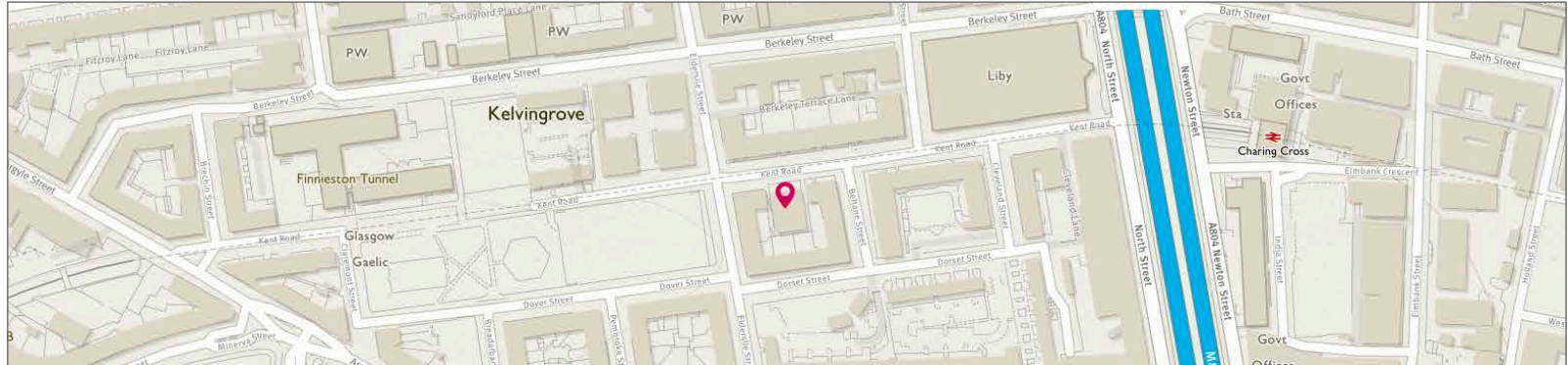
Approximate Dimensions  
(Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge/Kitchen | 7.80m (25'7") x 2.30m (7'7")   |
| Dining Room    | 2.80m (9'2") x 2.70m (8'10")   |
| Bedroom        | 3.90m (12'10") x 3.50m (11'6") |
| Bathroom       | 3.40m (11'2") x 2.20m (7'3")   |

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation





  
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