







# THE LOCATION

GLASGOW, G1 3LB

Glasgow's ever-popular and trendy Merchant City is a great place to live and commute from. The transport links by bus and rail are only two minutes walk away, as is the thriving nightlife all around the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland and the scenic Loch Lomond are easily accessible on a daily basis. The airport is attainable by bus or taxi in only twenty minutes.

A vast selection of schools, shops, bars, top class restaurants and amenities all lie within easy reach of the area, as do both Strathclyde and Caledonian Universities. Given the locale and facilities, the Merchant City makes a very popular and incredibly stylish place to call home.





# 5/6 10 BUCHANAN STREET

GLASGOW, G1 3LB

McEwan Fraser Legal is delighted to present to the market this very stylish one-bedroom apartment, set in one of Glasgow's most iconic buildings and most famous streets. Glasgow is well renowned and regarded as the biggest retail destination in the UK outside London, and with so many Designer brands competing for the consumers hard earned cash, it's the ideal place to "shop till you drop".

This lovely modern apartment is set in a handsome building full of charm and character in the heart of the thriving Merchant City. It quite literally sits in the middle of the best social and lifestyle scene Glasgow has to offer, it could not be more central to everything that Glasgow is admired for and highly sought-after for.

Apartment 5/6 is a classic example of the fantastic accommodation on offer in this beautiful building. This contemporary apartment enjoys excellent proportions and high levels of natural light throughout.

The spacious open plan lounge/kitchen/diner offers an impressive sense of space and relaxation. The large windows not only allow the light to flood in but also offer lovely views across the heart of the city.

The lovely kitchen is positioned in a self-contained area, and its design allows the space to remain bright while at the same time semi-separated for added convenience. The contemporary light wood units look great, and house an electric oven and hob, integrated dishwasher and fridge freezer.

The breakfast bar is a real feature and offers excellent food prep space or an ideal place to sit and just grab a

coffee before you head out for the day. The spacious dimensions of the room allow space for a dining table which would be ideal for entertaining on more formal dining occasions.

The spacious hallway currently makes a welcoming reception area and there is plenty of storage space throughout the apartment to keep it looking pristine and clutter free.

The tiled bathroom is beautifully presented, with a white suite and a mains shower over the bath, offering an endless supply of piping hot water for long relaxing showers.

The bedroom is spacious and boasts large built-in wardrobes and plenty of room for free standing furniture. The apartment is always kept warm, comfortable and secure, courtesy of the central heating and the secure entry system.

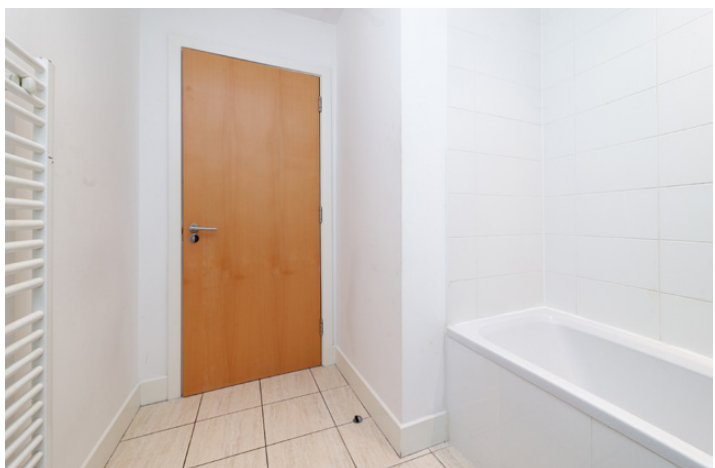
We understand parking facilities for city centre apartments are available for approx £85 pcm at discounted rates via NCP car parks. Whilst we believe this to be factually correct, potential purchasers should satisfy themselves regarding current rates availability.

The property offers excellent rental prospects and has rented very recently for £725 pcm.

Early viewing is advised for discerning viewers with busy lifestyle's and impeccable tastes, looking for a fantastic Merchant City apartment that oozes charm, style and sophistication.

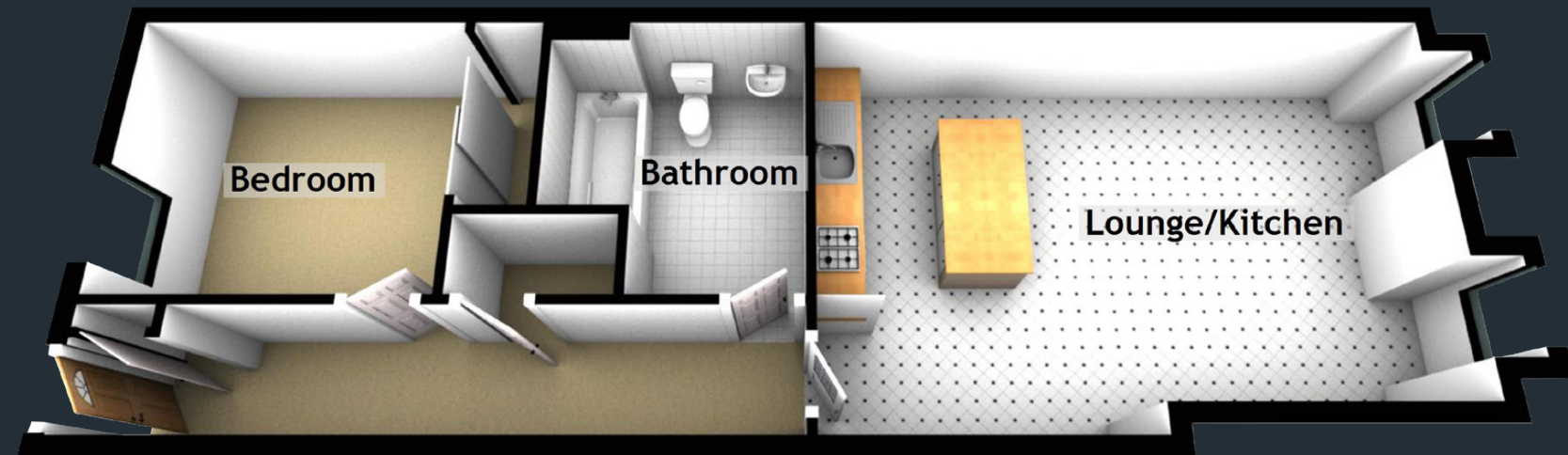






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.20m (20'4") x 3.90m (12'10")
Bedroom	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): Furniture may be available by separate negotiation.

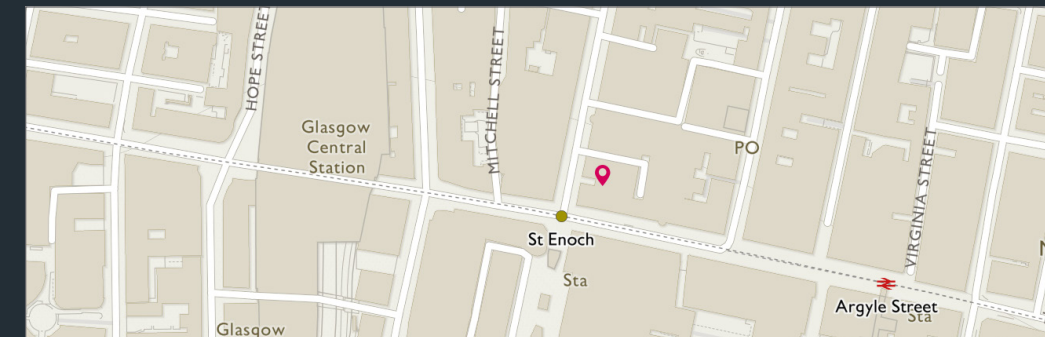


Image credit: <https://www.dailymail.co.uk/property/>





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