



A Stunning and very contemporary Two Bedroom Flat, Positioned in one of Glasgow's landmark and most iconic buildings



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McEwan Fraser Legal are delighted to offer to the market this magnificent city centre apartment, set in one of Glasgow's landmark and most iconic buildings. This lovely sandstone building was originally commissioned by the Co-Operative as their headquarters in the late 1880s and was designed and detailed in its distinctive French Renaissance style four-storey pavilions, capped by distinctive square domes that reach up into the skyline of the heart of the city.

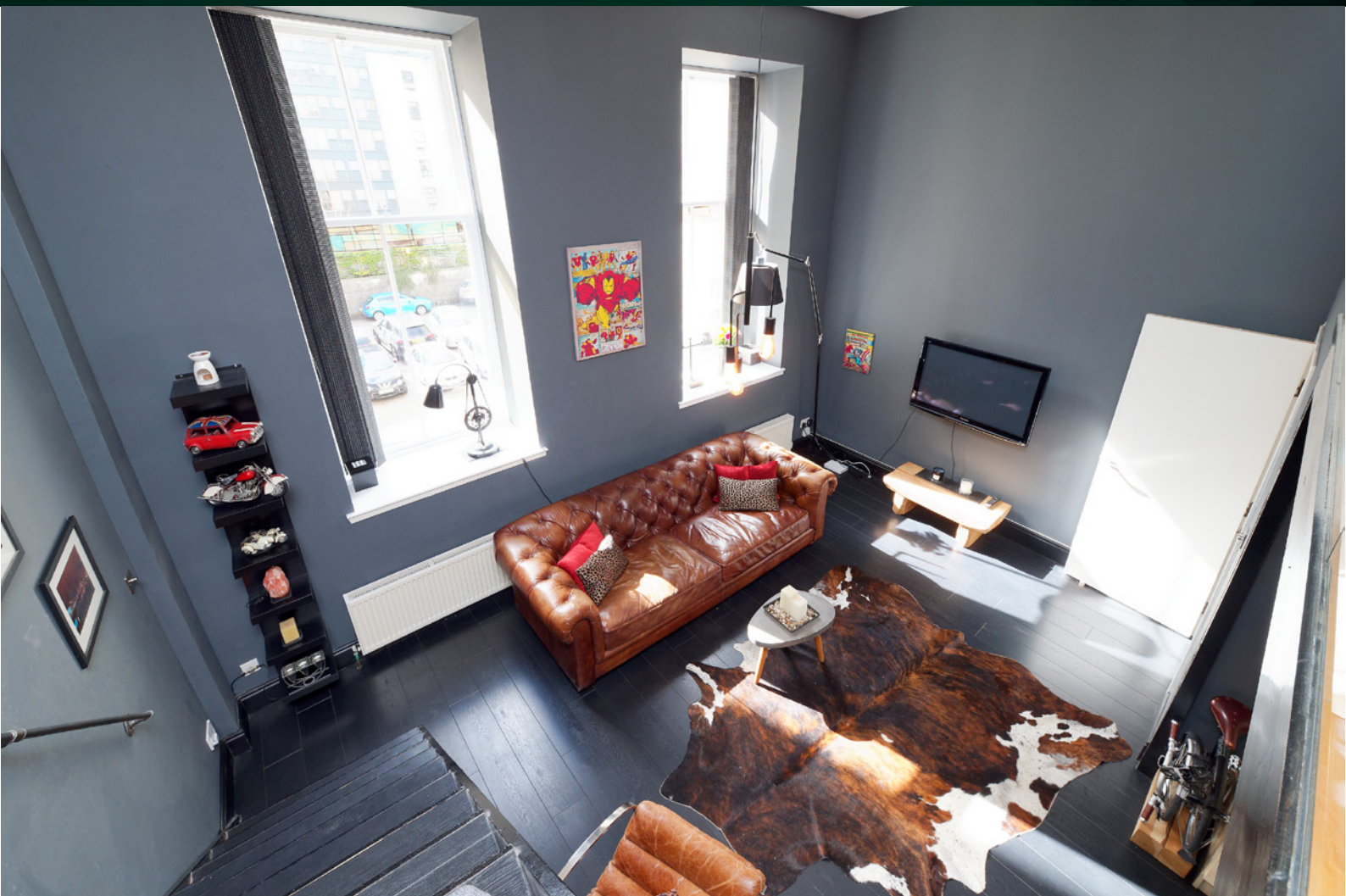
This rare opportunity will suit a wide variety of buyers but will also appeal to professionals who want to retain an easy to manage home within striking distance of the main commercial centres. It is further complemented with a host of features to include a secure entry system, underground parking and lift access to all levels.

The grand entrance, with its magnificent staircase, point to an era of unrivalled wealth and quality rarely seen today. Room dimensions are incredibly generous and the accommodation has been arranged to offer flexibility and individuality, with a seductively elegant open-plan living and kitchen area. The apartment has been freshly decorated, newly refurbished and designed to maximise the natural available light to create a modern ambience.

THE ENTRANCE



THE LOUNGE/KITCHEN



The open plan kitchen and lounge is a fusion of practicality and style. Whether you are entertaining guests or kicking back after a long day, this flat is the perfect setting for it all. The kitchen has been beautifully fitted to include quality floor and wall mounted units with a striking work surface. It also comes complete with a selection of integrated appliances.





THE MEZZANINE

The crisp and contemporary decor continues up the mezzanine level, and into one of the well-appointed double bedrooms, which is further enhanced by floor lighting and an impressive glass balustrade. The main bedroom is also very generous in size, with extraordinarily high ceilings that give the room a really grand feeling.



BEDROOM 2



THE SHOWER ROOM

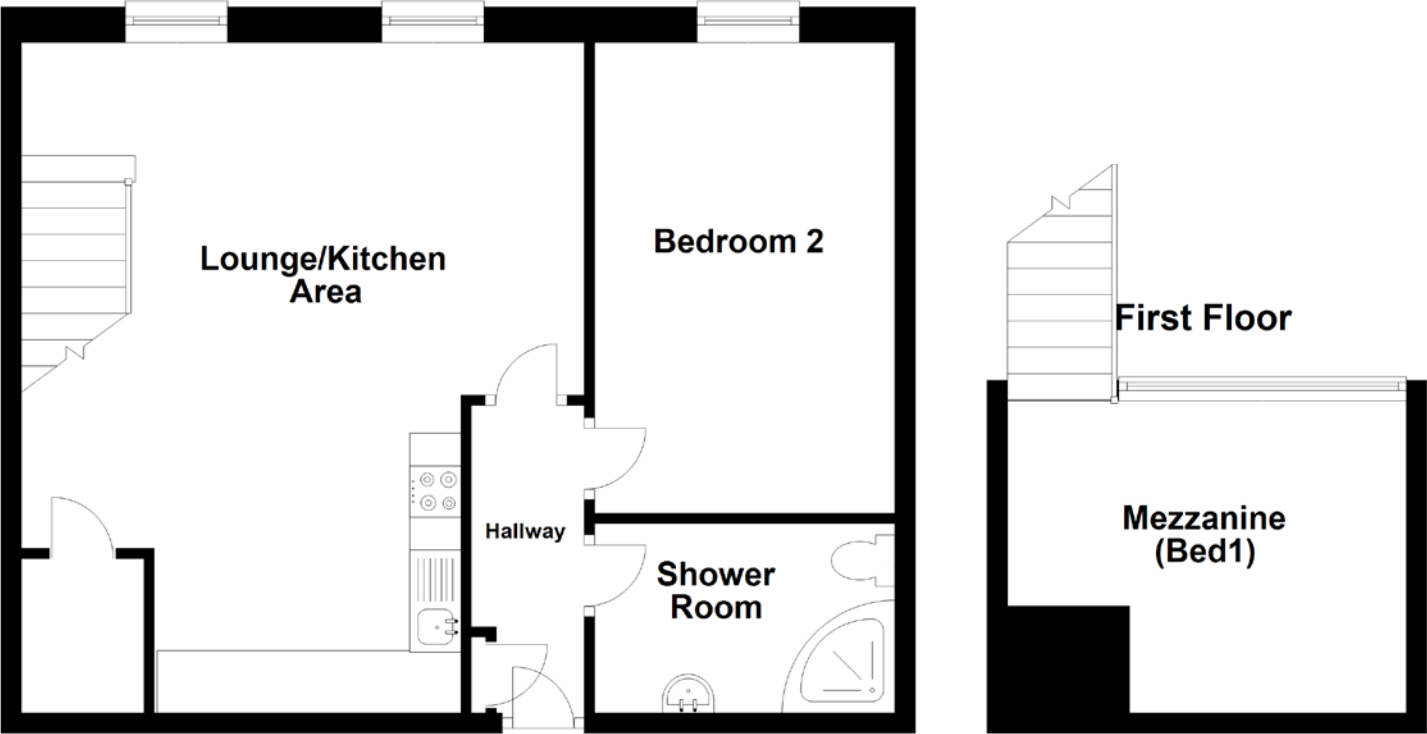


There is a recently refurbished family shower room, enhanced by a waterfall shower that completes the accommodation internally.

Freshly restored windows and electric central heating has been provided throughout to create a warm, yet cost-effective way of living all year round.

Early viewing is advised for anyone seeking a great property that ticks all the boxes for modern, chic, stylish and easy living in a great city location.

FLOOR PLAN, DIMENSIONS & MAP

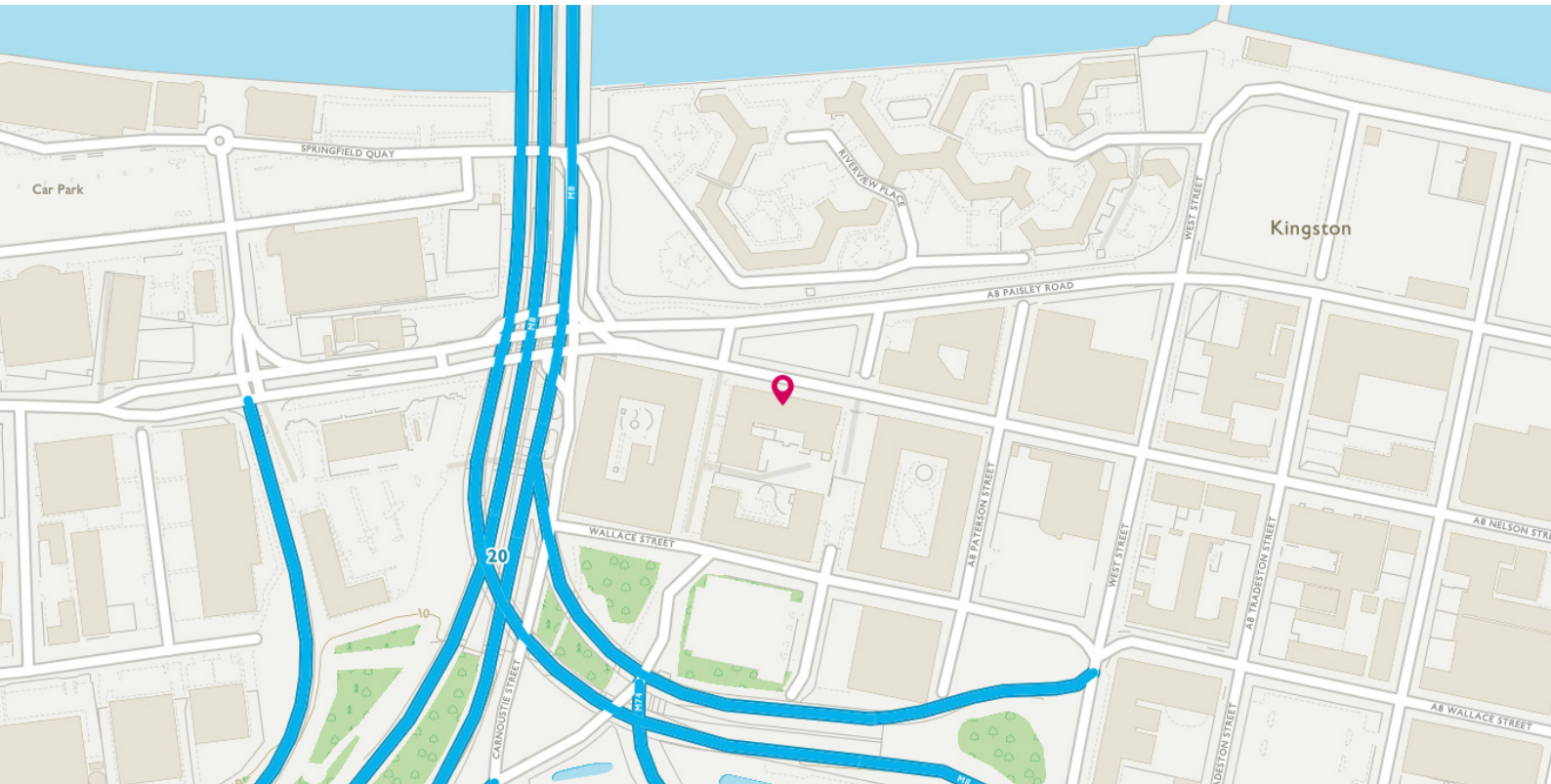


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen Area 6.55m (21'6") x 5.50m (18'1")
Bedroom 2 4.60m (15'1") x 2.65m (8'8")

Shower Room 2.30m (7'7") x 1.60m (5'3")
Mezzanine (Bed1) 3.90m (12'10") x 3.05m (10')

Gross internal floor area (m²): 46m²
EPC Rating: E



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston





Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within minutes walk and commuter access to the M8 motorway network and Clydeside Expressway within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.

The property is also close to the underground. The Tradeston area is a sought after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.




Solicitors & Estate Agents

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