

Flat 23 10 Dorset Square

GLASGOW, G3 7LL



Stylish one-bed apartment in a fantastic location, absolute walk-in condition



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this stylish, one-bedroom, apartment, nestled beautifully within one of the most desirable locations in the city, 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! With stunning views across Glasgow's illustrious skyline, which only a viewing will adequately demonstrate.

The bespoke, contemporary interior offers sophisticated living space along with security entry, the property can be accessed via an elevator.

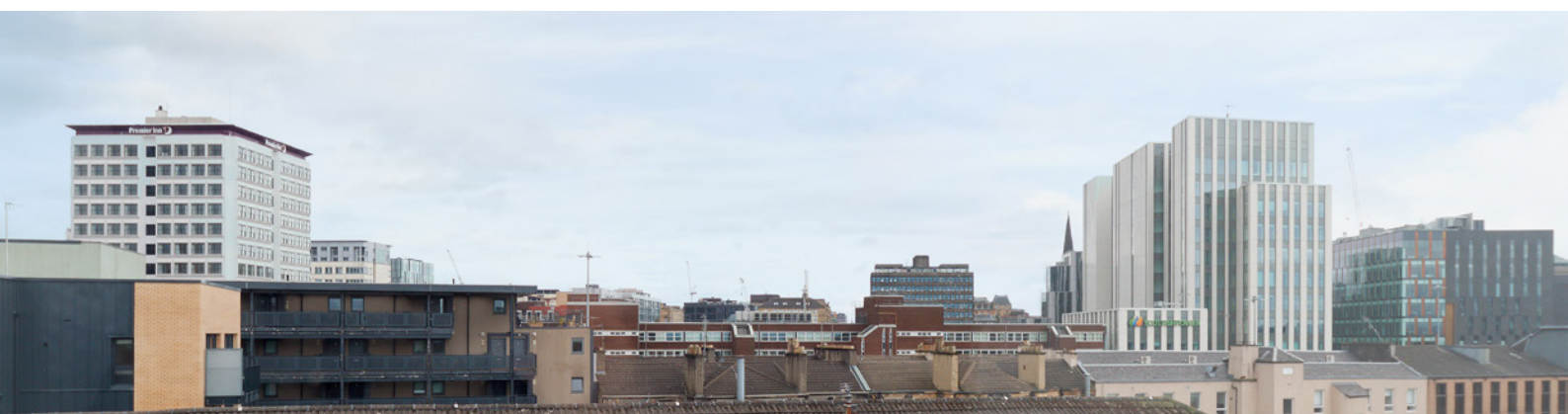
THE LOUNGE/KITCHEN



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 with an attractive range of units, a built-in electric oven, hobs, freestanding fridge freezer, washer machine, and dishwasher, it's well equipped for convenience and practicality.



The bright living area allows for a comfortable variety of furniture configurations, with the jewel in the crown being the massive windows allowing for plenty of natural light, with breathtaking views of the sunrise across Glasgow's skyline.



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

THE BEDROOM



THE BATHROOM



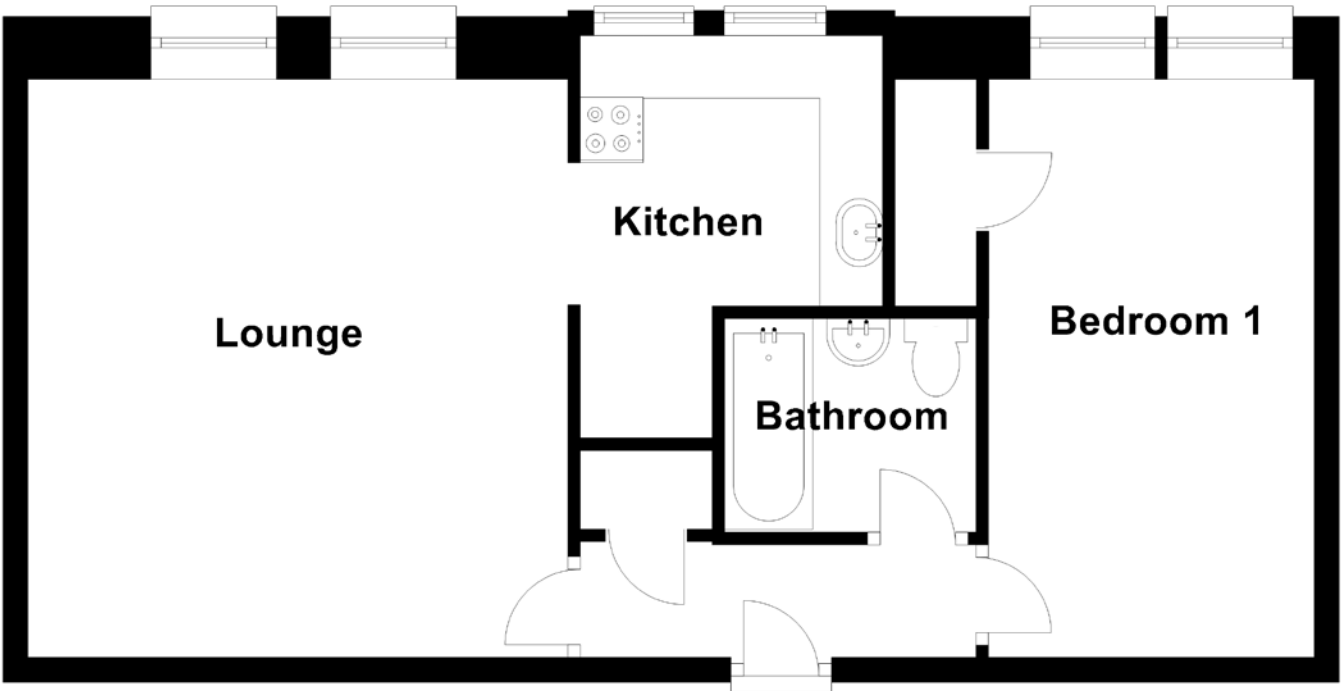
The apartment is serviced by central heating and double glazing. Residents can also enjoy complete peace of mind with private residents' parking, gold-dust in this part of the city!

There is the added bonus of an elevator and well-maintained communal grounds.

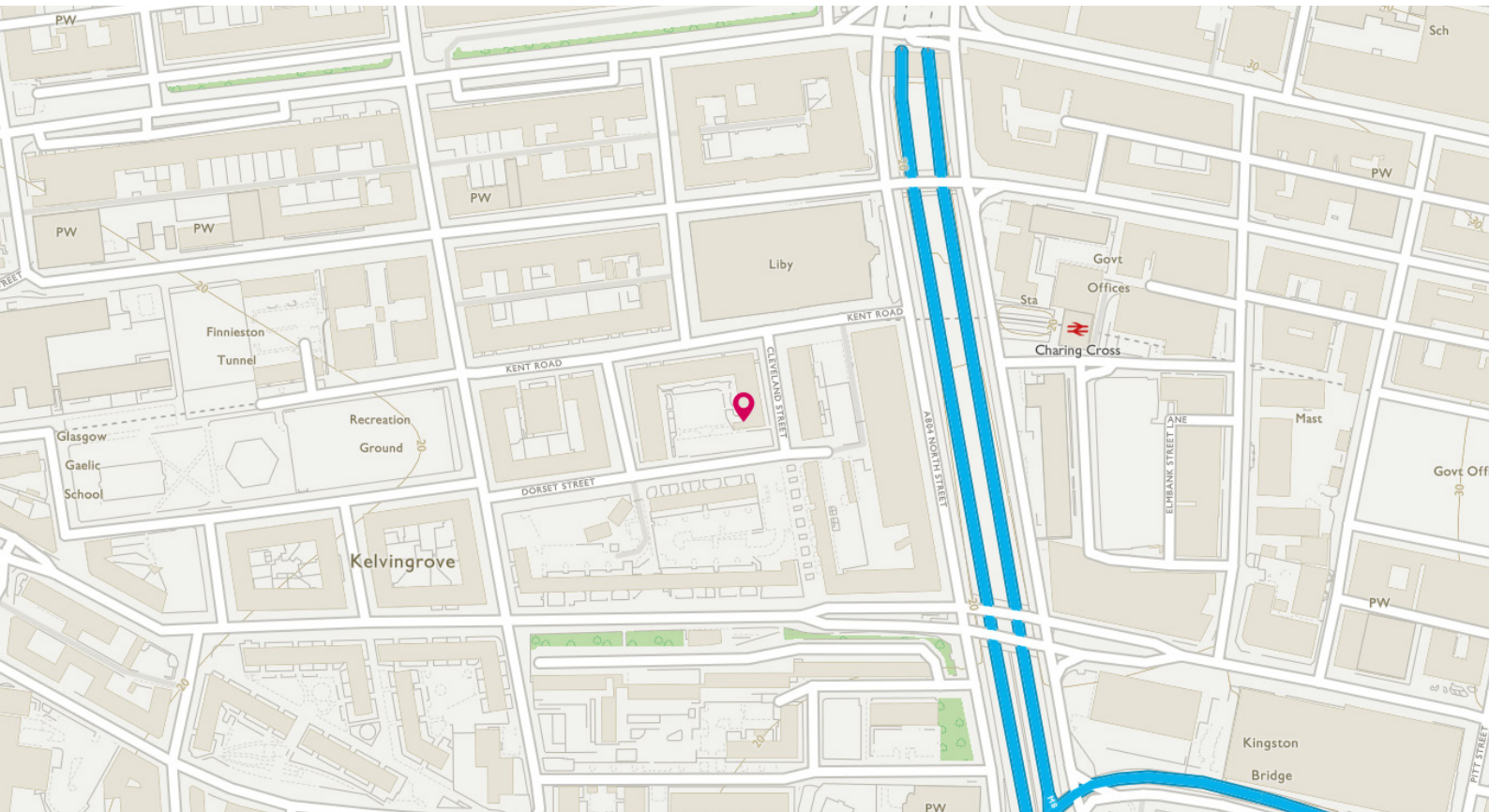
This is a truly unique apartment, set in a charming building. If you are searching for a special living experience in a superb central location, then early viewing is highly recommended, you won't be disappointed.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Bedroom	4.60m (15'1") x 2.60m (8'6")
		Bathroom	2.00m (6'7") x 1.70m (5'7")
Lounge	4.60m (15'1") x 4.30m (14'1")	Gross internal floor area (m ²): 50m ² EPC Rating: G	
Kitchen	3.20m (10'6") x 2.41m (7'11")		



THE 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 Charing Cross Railway 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.