

Flat 26, 46 Speirs Wharf

GLASGOW, G4 9TH



A spacious one-bedroom apartment that is perfectly placed for working and socializing



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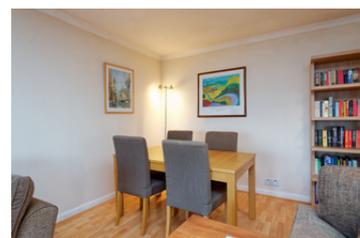


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We are delighted to offer to the market this excellent one-bedroom apartment. Situated on the northerly banks of the canal, in the much-admired Speirs Wharf development in Glasgow's Port Dundas, is this perfectly positioned, one-bedroom apartment. The property is located within a traditional blonde sandstone B-listed building, that has been constructed to capture the essence of contemporary living. The property enjoys quite spectacular views across the City Centre and the West End.

THE LOUNGE/DINER



The accommodation consists of a spacious open-plan lounge/diner which allows the natural light from the large window to flood the room along with boasting a stunning outlook. The kitchen has a range of floor and wall-mounted units and a host of integrated appliances.

THE KITCHEN





The double bedroom is bright and airy and offers a range of furniture configurations with space for additional free-standing furniture as well as being complemented with built-in wardrobes. There is also a handy storage cupboard off the free-flowing hallway. The bathroom completes the impressive accommodation internally.

THE BATHROOM



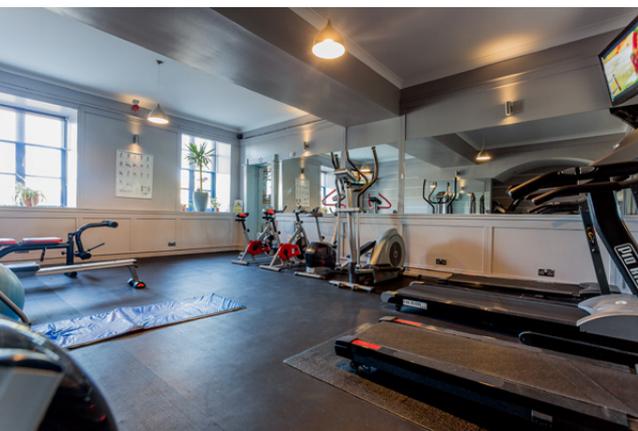
THE BEDROOM



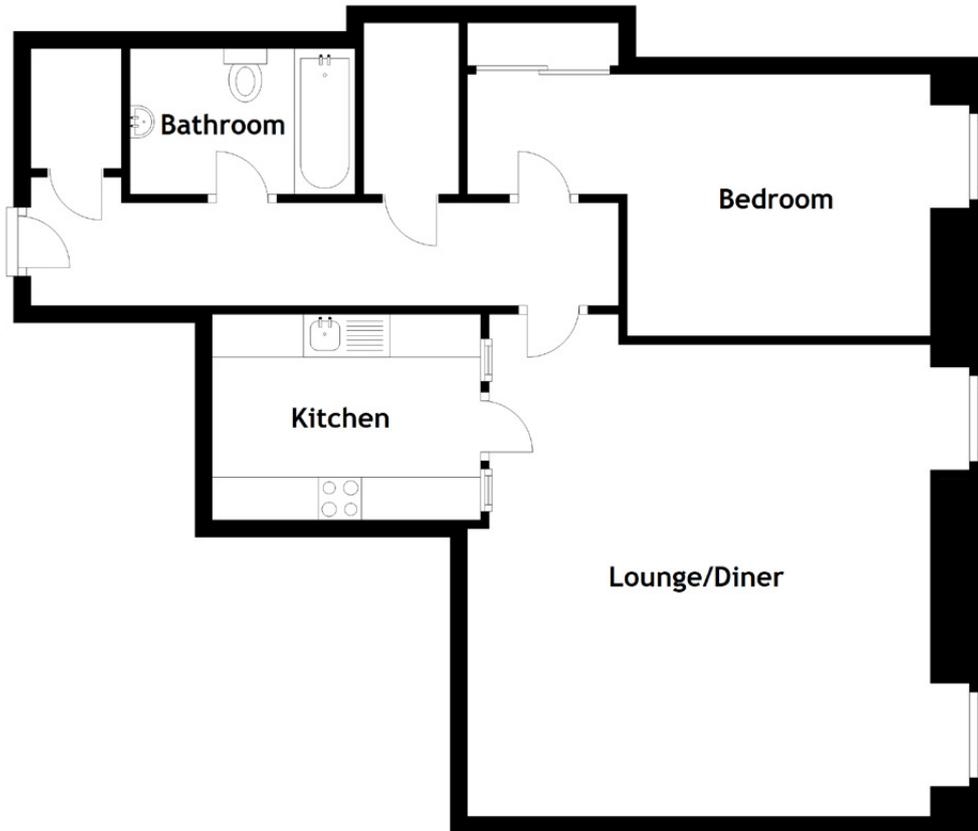
The property further benefits from electric heating and double glazing for additional comfort. There is also a security-controlled door entry system and lift access to upper floor levels. There is ample resident parking and visitor parking is also available. This lovely home also has access to the resident's private leisure centre with a swimming pool, sauna, jacuzzi, steam room and gym.

As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than 'Speirs Wharf'! Early viewing is strongly advised.

EXTERNALS, VIEWS & COMMUNAL AREAS



FLOOR PLAN, DIMENSIONS & MAP

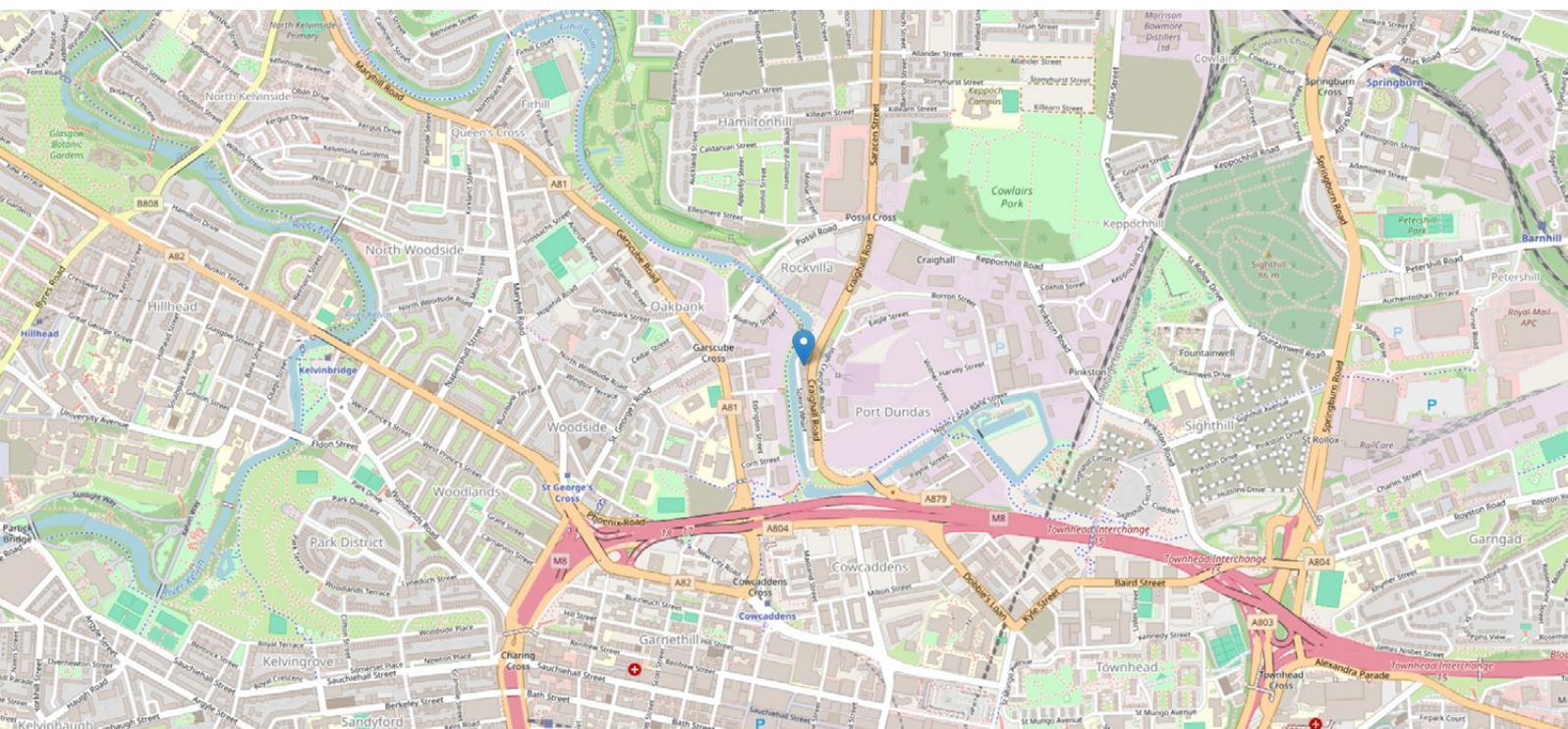


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.85m (19'2") x 5.35m (17'6")
Kitchen	3.10m (10'2") x 2.40m (7'10")
Bathroom	2.60m (8'6") x 1.70m (5'7")
Bedroom	5.80m (19') x 3.05m (10')

Gross internal floor area (m²): 69m²
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Speirs Wharf is perfectly placed for both socializing and working. The city centre and the trendy bars and cafes of the West end are a short walk or subway journey away.





For commuters working in the city, it couldn't be easier and for those commuting by car, the main motorway network is only a 5-minute drive away, making Glasgow, Edinburgh, Stirling and Ayrshire all easily commutable in a short space of time.

This modern apartment is very conveniently located with access to a host of local amenities, including both primary and secondary schooling, Caledonian and Strathclyde Universities, colleges and local shops.

For those who enjoy leisurely walks, keeping fit or bike riding, there is the scenic fourth and Clyde Canal only two minutes away.



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