

# 3/3, 11 Queen Elizabeth Gardens

NEW GORBALS, GLASGOW, G5 0UJ



*STYLISH THREE-BEDROOM  
PENTHOUSE DUPLEX APARTMENT*



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Set across two impressive levels, this stylish three-bedroom penthouse duplex apartment offers contemporary city living in the increasingly desirable G5 district of Glasgow. Ideally positioned for easy access to the city centre, the property also benefits from excellent transport connections, with major motorway links reachable within just a few minutes.

Designed to maximise space and natural light, the apartment features a stunning open-plan kitchen and dining area with a striking vaulted ceiling that enhances the sense of volume and brightness throughout the main living space.

The modern kitchen is well-appointed and thoughtfully designed for both everyday living and entertaining. It includes a gas hob, double oven, and a substantial peninsula unit incorporating additional storage and the sink. There is also generous space for a free-standing American-style fridge freezer, as well as a washing machine and dishwasher. Free-standing appliances may be available by separate negotiation. The adjoining dining area is flooded with natural light and comfortably accommodates a dining table, making it an ideal space for hosting family and friends.

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The accommodation on this level comprises two well-proportioned bedrooms, including an impressive master suite. The master bedroom benefits from a private en-suite bathroom and a walk-in wardrobe, while built-in storage enhances practicality throughout the bedrooms. The family bathroom contains a white suite with a shower over the bath.







**Bedroom 2**





The upper level opens into a striking mezzanine lounge, characterised by stylish domed ceilings that create an architecturally distinctive and inviting living space. This level also features a further spacious double bedroom and provides direct access to one of the property's standout features – a private rooftop garden terrace. This outdoor space offers an ideal retreat for relaxing while enjoying elevated views.



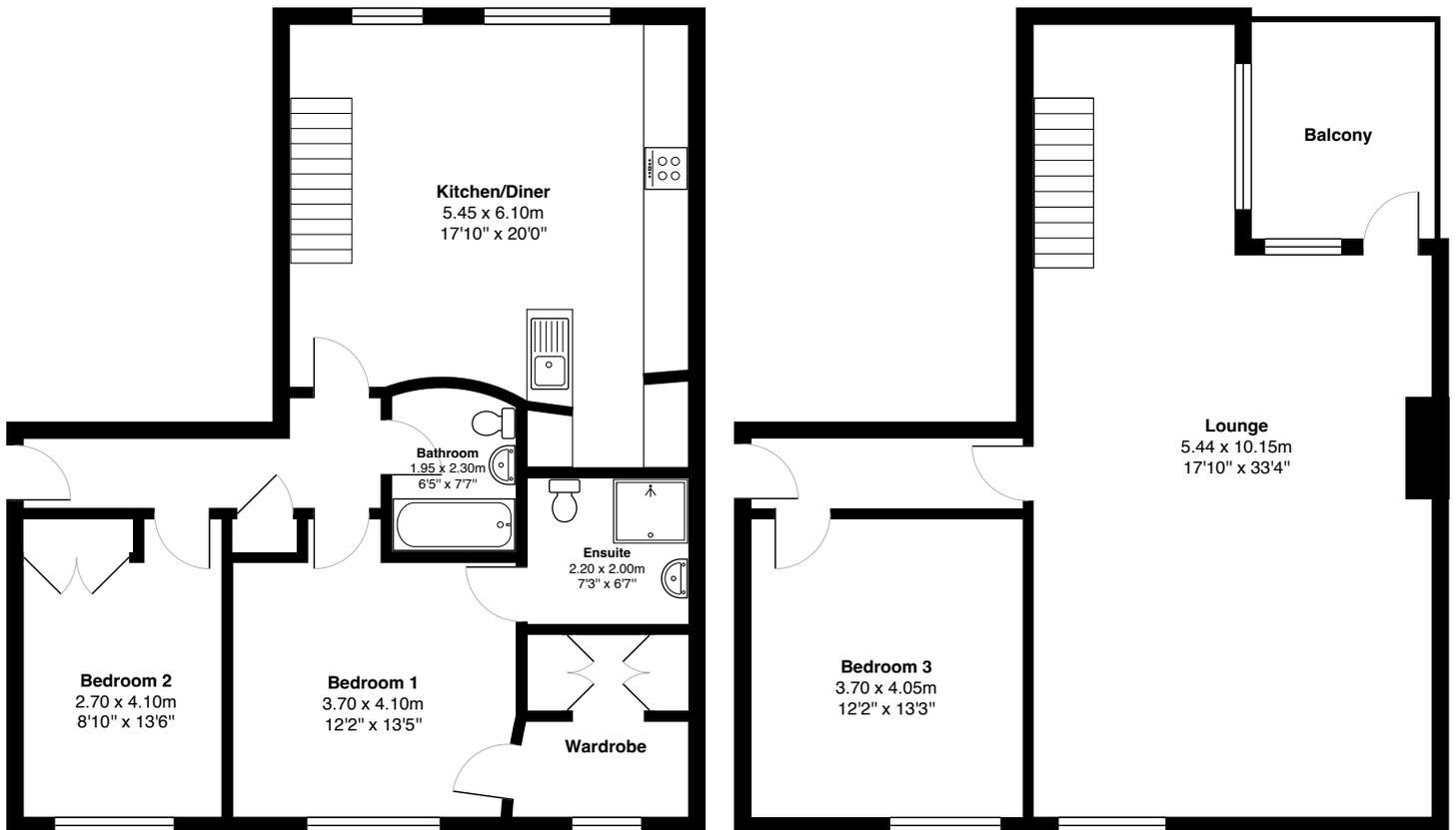






**Bedroom 3**





Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup>

EPC Rating: B

## Floor Plan



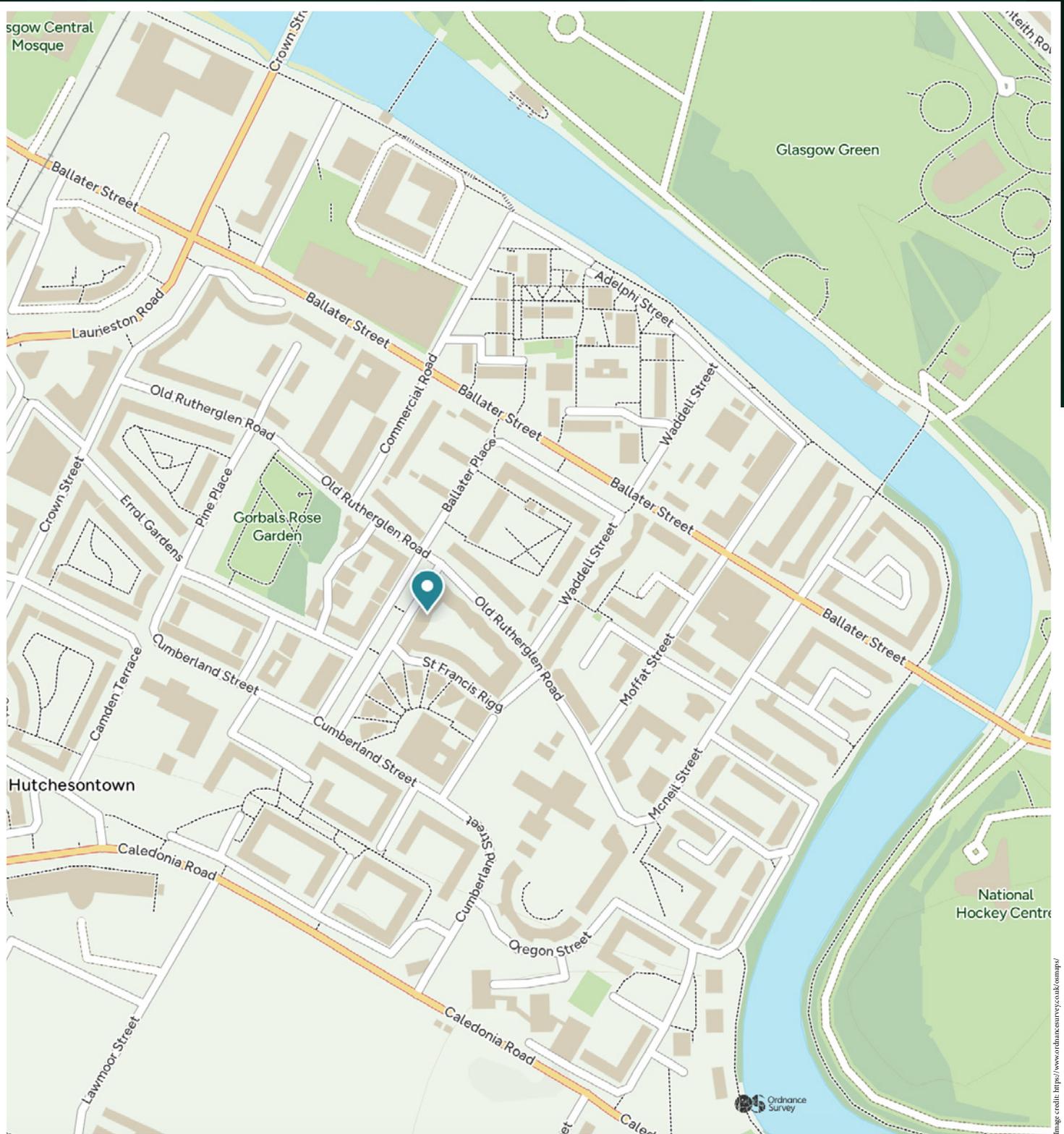
Externally, residents benefit from a secure communal garden area to the rear of the building, as well as convenient residents' parking located adjacent to the apartment.

This unique penthouse duplex combines modern design, generous living space and excellent connectivity, making it an exceptional opportunity within one of Glasgow's consistently popular residential areas.



The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it's a mere ten minutes walk to 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 are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach, making it a very popular place to call home.





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