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9/1 72 Lancefield Quay

FINNIESTON, GLASGOW, G3 8JJ

FINNIESTON, GLASGOW

Finnieston is one of Glasgow's most sought after residential areas and is situated on the rivers north bank, between the bustling city centre and the culture-steeped West End. Lancefield Quay is perfectly positioned to capture the essence of contemporary city living, together with the tranquillity of a waterfront location. The enviable position allows all residents to recline in the surroundings of the waterfront and take advantage of the tranquil setting, yet the city centre and the fashionable West End are both within very easy reach. The train, subway and bus services are accessible from Partick Interchange, just a short stroll from the development. There is also greatly improved pedestrian access into the heart of the city centre, including a riverside walkway.

Glasgow has undergone a striking transformation in recent years and now boasts the UK's premier retail offering outside of London. With an abundance of the coolest bars, fine dining restaurants, a bustling café culture and diverse nightlife, all within ten minutes of your city oasis. The West End, with its leafy cobbled lanes lined with bars and bespoke boutiques, is within walking distance. This historic place, created in the late 1800's, boasts the beautiful Botanic Gardens giving Glasgow a vibrancy of its own. The newly constructed Transport Museum is within a very short walk.



Botanic Gardens, Science Museum, The River Clyde

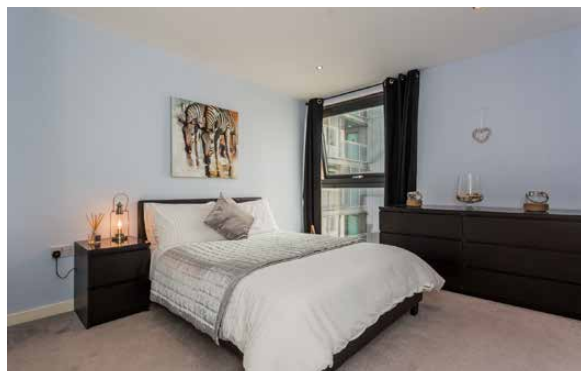
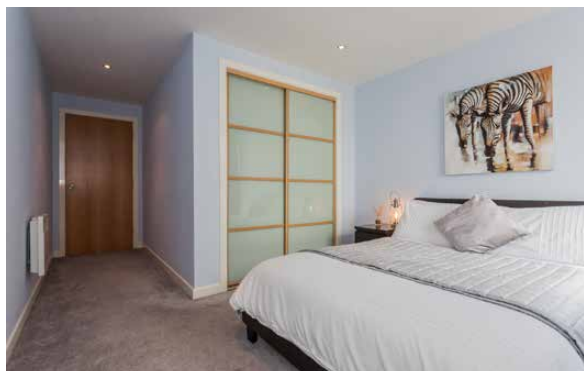


9/ 72 LANCEFIELD QUAY

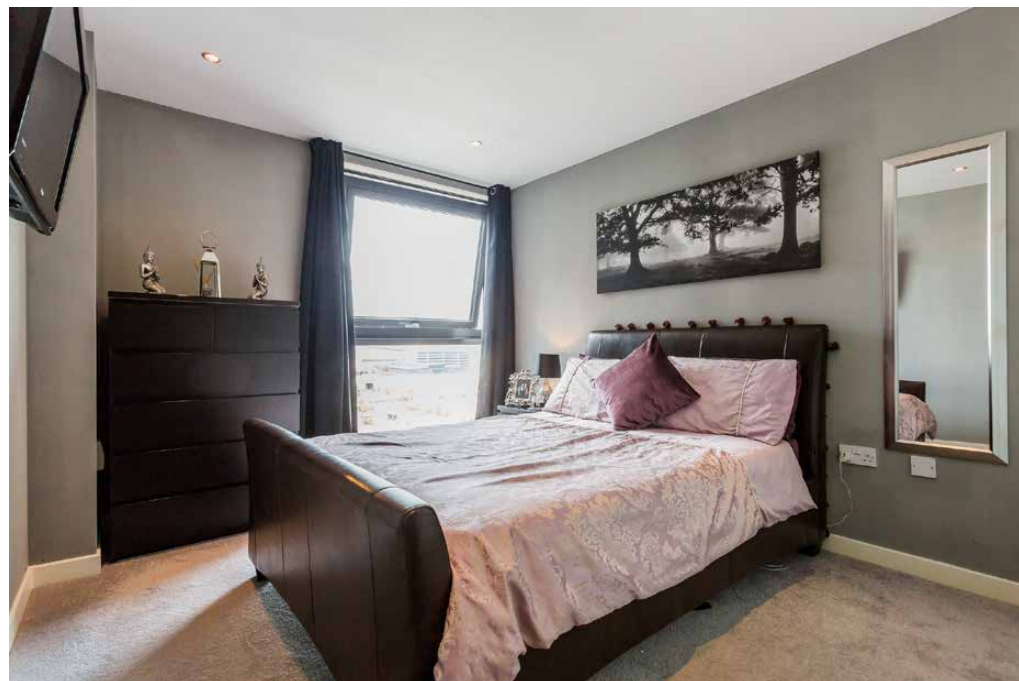
This two bedroom, ninth floor apartment was meticulously designed by renowned builders FM Developments to create a spacious, low-maintenance, design-led property that oozes modern urban living. The property commands panoramic vistas spanning the River Clyde, Clyde Arc and towards the south-west of the city. Boasting an excellent internal specification, the property has the advantage of an excellent lift facility, allocated parking, double glazing and electric heating. Residents can also enjoy further peace of mind with a door entry handset with integrated video link. The property has spacious, well designed apartments which may be of particular interest to a professional couple seeking an easily managed property, centrally placed close to the heart of the city centre.

This is the perfect apartment for entertaining, the open-plan kitchen extends into the enormous living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces over flush unit doors in natural tones, and has a built-in oven, electric hob, extractor hood and fridge freezer alongside space for a free-standing dishwasher and washing machine. Fully equipped for todays modern living. The extensive glazing in this reception room makes the most of the natural light to create a modern and contemporary ambience. Stunning views of the Clyde and the city are available from the full height window and the Juliette balcony allows you to invite the outside in. There is ample space for a dining table and chairs for more formal dining with friends and family. Clear, crisp and contemporary styling continues into the two bedrooms with bespoke fitted wardrobes. The cleverly designed en-suite shower room features a walk-in shower and stunning modern finish. The sleek main bathroom exudes luxury, with an elegant white suite.





BEDROOMS & BATHROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	8.60m (28'3") x 4.60m (15'1")
Master Bedroom	6.00m (19'8") x 2.90m (9'6")
En-suite	2.77m (9'1") x 1.80m (5'11")
Bedroom 2	6.00m (19'8") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m²) - 97m²

EPC Rating - C

DISCLAIMER: The property has been emptied and painted since the pictures were taken

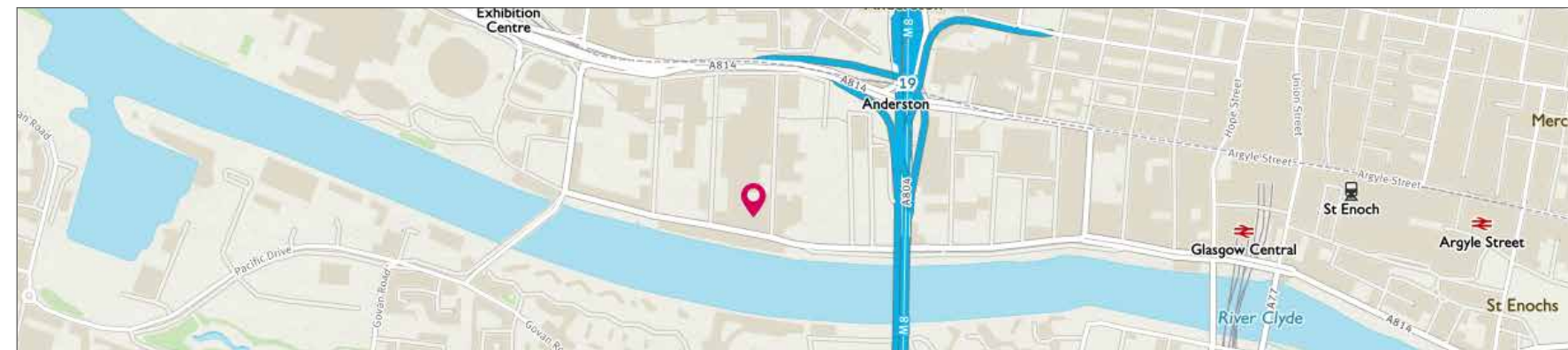
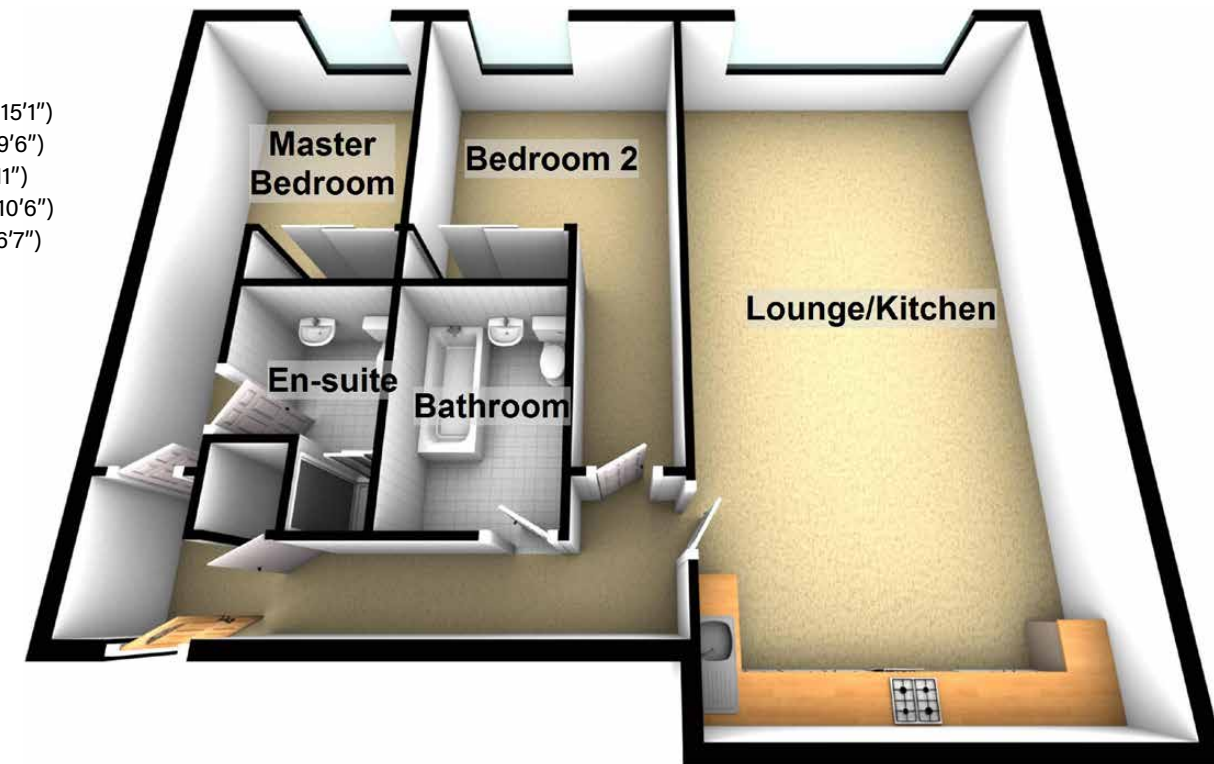


Image credit: <https://www.edinburysurvey.co.uk/emap/>

View from property



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Part
Exchange
Available

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