



  
Solicitors & Estate Agents  
0141 404 5474

1/10 161 High Street  
MERCHANT CITY, GLASGOW, G1 1QN



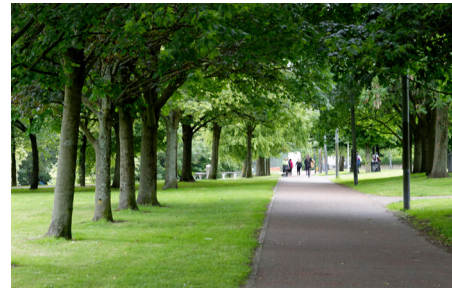
# The Location

MERCHANT CITY, GLASGOW, G1 1QN

The iconic G1 Building in Glasgow is a great place to live and commute from. The transport links by bus and rail are literally 2 minutes away, as is the thriving nightlife all around this vibrant heart of the 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. The airport is attainable in only 20 minutes or so.

There is 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.





# 1/10 161 High Street

MERCHANT CITY, GLASGOW, G1 1QN



We are delighted to bring to the market this stunning two-bedroom apartment. Set in the heart of one of Glasgow's finest and most stylish modern buildings. Given the preferred first floor position, this impressive apartment feels very homely, secure, and relaxing, and it offers some great views of the vibrant surrounding Merchant City.

The property is presented in immaculate decorative order, leaving the new owners nothing to do, except move in and start enjoying the fantastic accommodation offered by this highly aspirational apartment.

The accommodation consists of a very spacious and immediately impressive open plan lounge/kitchen/diner, with panoramic windows that flood the room with light and allow a plethora of options for furniture layout. The spacious nature of the room allows for a dining table whilst still offering ample room for a home-office workstation if required. The space is modern, convenient, and altogether relaxing.

The stylish kitchen area is finished with a great range of gloss white units and is fitted with a gas hob, electric oven, integrated fridge freezer, stainless steel extractor/filter, and a dishwasher. It's been designed for both style and functionality, and it's clear to see the open plan layout ensures the chef will never be far away from the party. The washing machine is situated in the utility cupboard within the kitchen area.







There are two good sized bedrooms, both with ample space for free-standing furniture and built-in sliding wardrobes. The master bedroom benefits from lots of natural light to greet you every morning, and an excellent en-suite with a large standalone shower enclosure, with mains shower.

Finally, the property is completed by the stylish bathroom, which is contemporary and is finished with neutral tiling and a hand-held shower over the bath.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, central heating and secure entry system, with a video phone.

Affordable NCP payable parking is generally available in the nearby Ingram Street Car Park (200 yards away) and in an abundance of other parking facilities within close proximity to the apartment

This is a property that is sure to appeal to a wide swathe of prospective purchasers seeking a stylish apartment in one of the best Merchant-City locations. Early viewing is strongly advised.







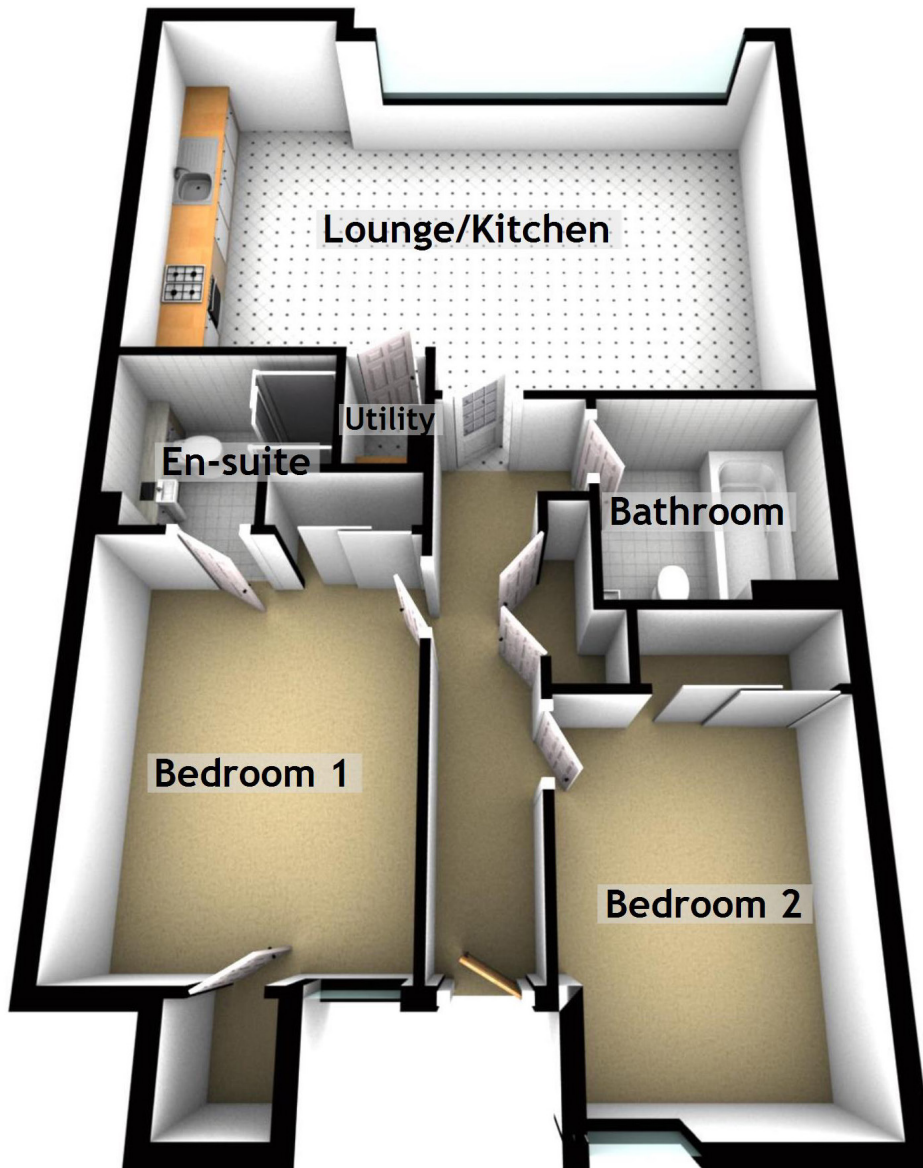






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



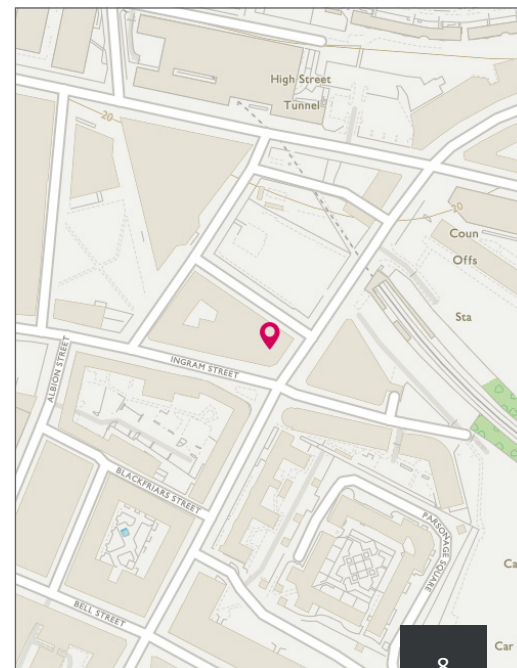
Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	7.00m (23') x 4.80m (15'9")
Utility	1.20m (3'11") x 0.80m (2'7")
Bedroom 1	4.00m (13'1") x 3.10m (10'2")
En-suite	2.20m (7'3") x 1.85m (6'1")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): A recent EWS1 survey has been completed.







# McEwan Fraser Legal

## Solicitors & Estate Agents

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Text and description  
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 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
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 Designer