




Solicitors & Estate Agents
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3/18 145 Albion Street

GLASGOW, G1 1QS



THE LOCATION GLASGOW

G1 1QS

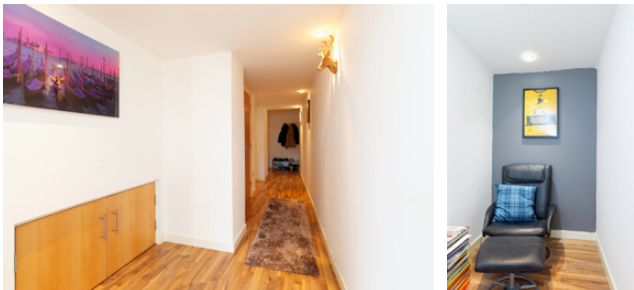
“... THRIVING NIGHTLIFE ALL
AROUND THIS VIBRANT HEART
OF THE CITY CENTER ...”

The iconic Herald 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 center.

For those traveling 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.





3/18 145 ALBION STREET

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We are delighted to offer to the market this stylish two-bed duplex apartment. This iconic building is regarded as a special example of 'Machine Age' 20th - Century Architecture and was originally commissioned by Lord Beaverbrook in 1937, as a flagship building to house and print his national newspaper - The Daily Express.

Latterly, it also housed the Glasgow Herald, before being redeveloped and beautifully modernized into a fine example of Glasgow's unique architecture.

The spacious, low-maintenance, design-led property just oozes modern urban living and is presented to the market in excellent condition throughout.

The Duplex apartment has been well designed to maximize the natural available light and create a modern ambience, room dimensions are excellent and the accommodation has been arranged to offer flexibility and individuality, with a seductively elegant open-plan living, dining and kitchen area.

The gloss white kitchen is a feast of contemporary chic, integrated appliances include; a built-in electric oven and hob, fridge/freezer and dishwasher, it's equipped for both convenience and functionality.

The extensive glazing in this zone makes the most of the natural light to create a very relaxing area to sit in. Tremendous views of the surrounding area are available from here and there's ample space for a dining

table and chairs.

Clear, crisp and contemporary styling continues into the two double bedrooms, both with ample space for freestanding furniture, while the master benefits from opaque mirrored sliding wardrobes and the second bedroom with tremendous extra storage space.

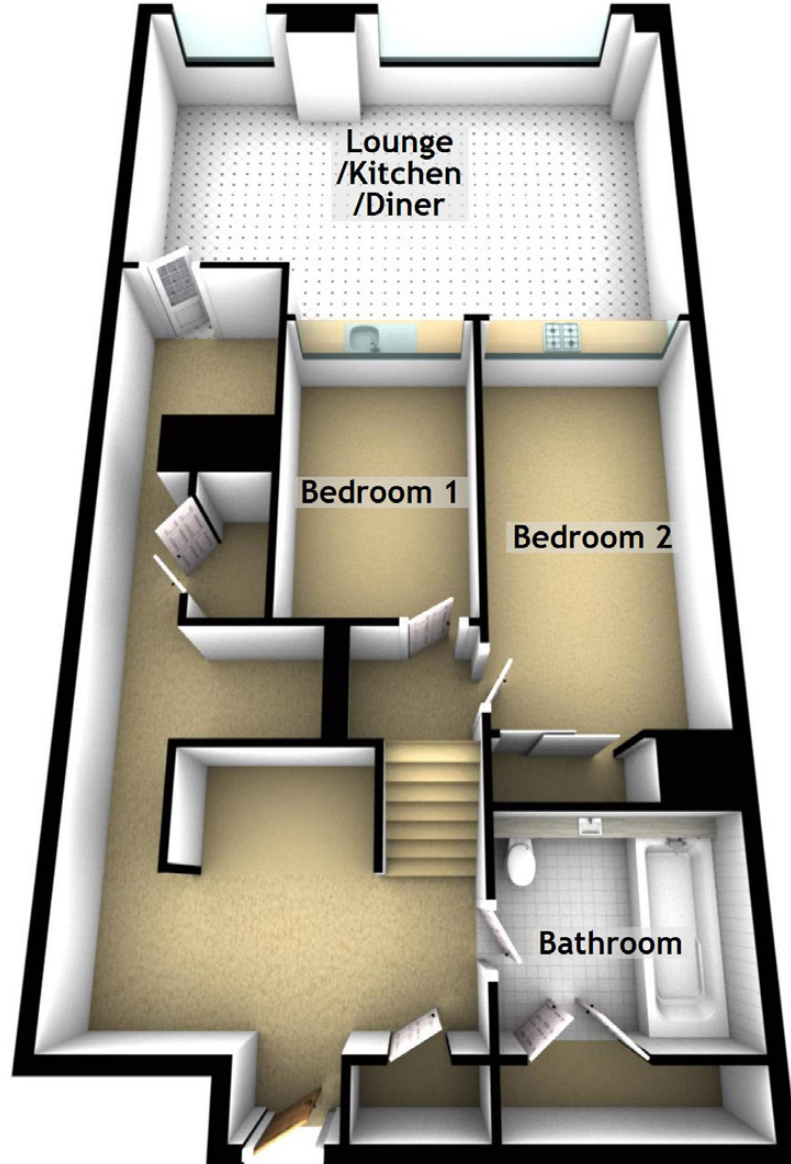
The beautifully tiled and sleek main bathroom exudes modern living, with an elegant white suite, a mains shower over the bath. Off the bathroom, the utility cupboard cleverly hides the washing machine and boiler.

The apartment is serviced by economic electric heating and double glazing, so it remains warm and comfortable throughout the day and residents enjoy peace of mind with a secure door entry system. The apartment has good integral storage throughout, as well as two cupboards in the hallway, making the very best of available space. Secure entry access and two lifts complement the building.

Reasonably priced parking is available in any one of the nearby NCP car parks, only within a short distance from the apartment. The current owner rents a parking space in the underground car park which may also be available for rental if required.

Early viewing is a must for anyone seeking a very stylish place to call home or a solid Buy-To-Let Investment property.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

| | |
|----------------------|-------------------------------|
| Lounge/Kitchen/Diner | 7.40m (24'3") x 5.10m (16'9") |
| Bedroom 1 | 4.00m (13'1") x 2.40m (7'10") |
| Bedroom 2 | 5.30m (17'5") x 2.70m (8'10") |
| Bathroom | 2.50m (8'2") x 2.40m (7'10") |

Gross internal floor area (m²): 98m² | EPC Rating: C

Extras (Included in the sale): Factors are Newton Property Management.

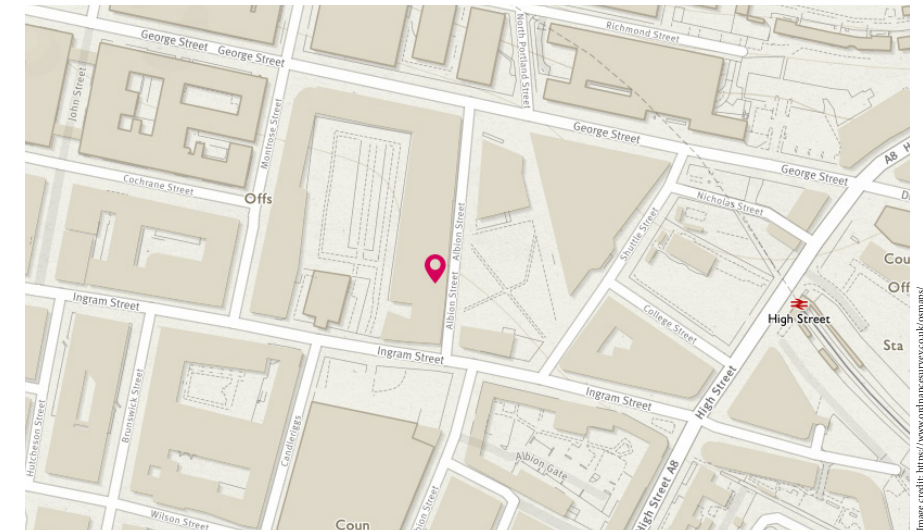


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 Photographer



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