

# 351/1/3 Glasgow Harbour Terraces

GLASGOW, G11 6DJ



*Stylish one-bedroom apartment, walk-in condition, fantastic location*



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We are delighted to bring to the market this excellent one-bed apartment, set in the heart of one of Glasgow's finest waterfront locations, yet still only five minutes from the thriving west end and city centre with all its amenities.

# THE LOUNGE/KITCHEN



The property has been well maintained and is presented in good decorative order. These apartments truly are a triumph of easy-flow living space and the spacious accommodation comprises; an immediately impressive open plan lounge/kitchen with panoramic windows that flood the room with natural light. The stunning views of the Clyde River as it makes its way past, all help to create a very relaxing and utterly unique living space to enjoy. To meet the demands of busy executives who may require to occasionally work from home, the proportions and layout allow excellent space for a home office work zone whilst still facilitating space for a practical dining table





The stylish kitchen is finished in gloss white units and is well-appointed, with an electric hob, electric oven, integrated dishwasher and fridge freezer. Viewers will note the thoughtful design has been created with both style and functionality in mind, and the open-plan layout ensures the chef is never far away from the party.





The handy utility cupboard off the hallway takes care of the laundry requirements as it provides excellent space for the washing machine. The bathroom is very bright and contemporary, finished in a clean white suite with a powerful mains shower over the bath. The bedroom is a good size with ample space for free standing furniture and large built-in wardrobes.

## THE BATHROOM





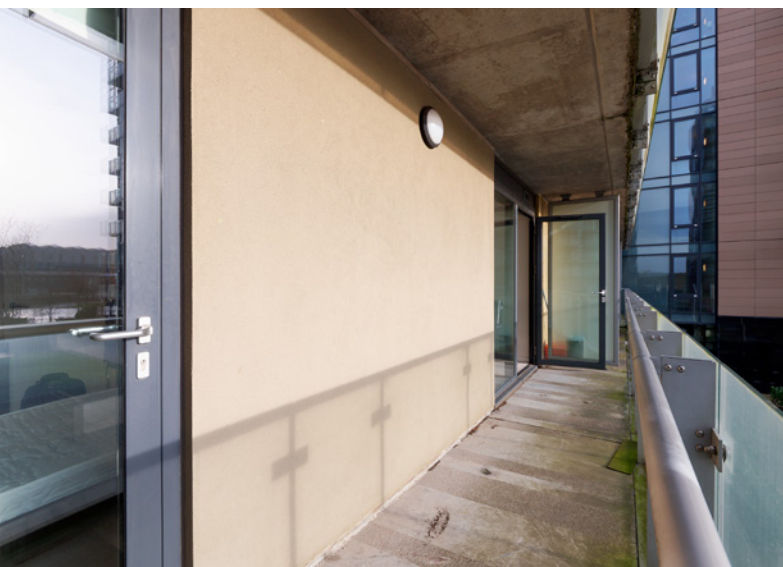
# THE BEDROOM





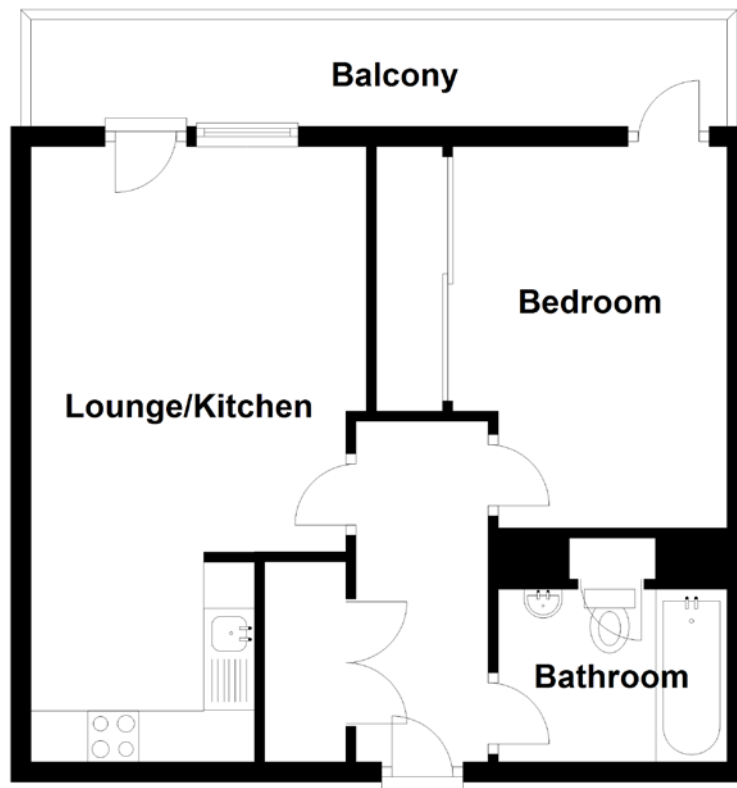
The apartment ensures warmth, comfort and security for residents, courtesy of the double glazing, electric central heating, lift service and secure video-entry system. Parking is on-street. Early viewing is advised for anyone seeking a contemporary and very stylish apartment set in one of Glasgow's best waterfront developments

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

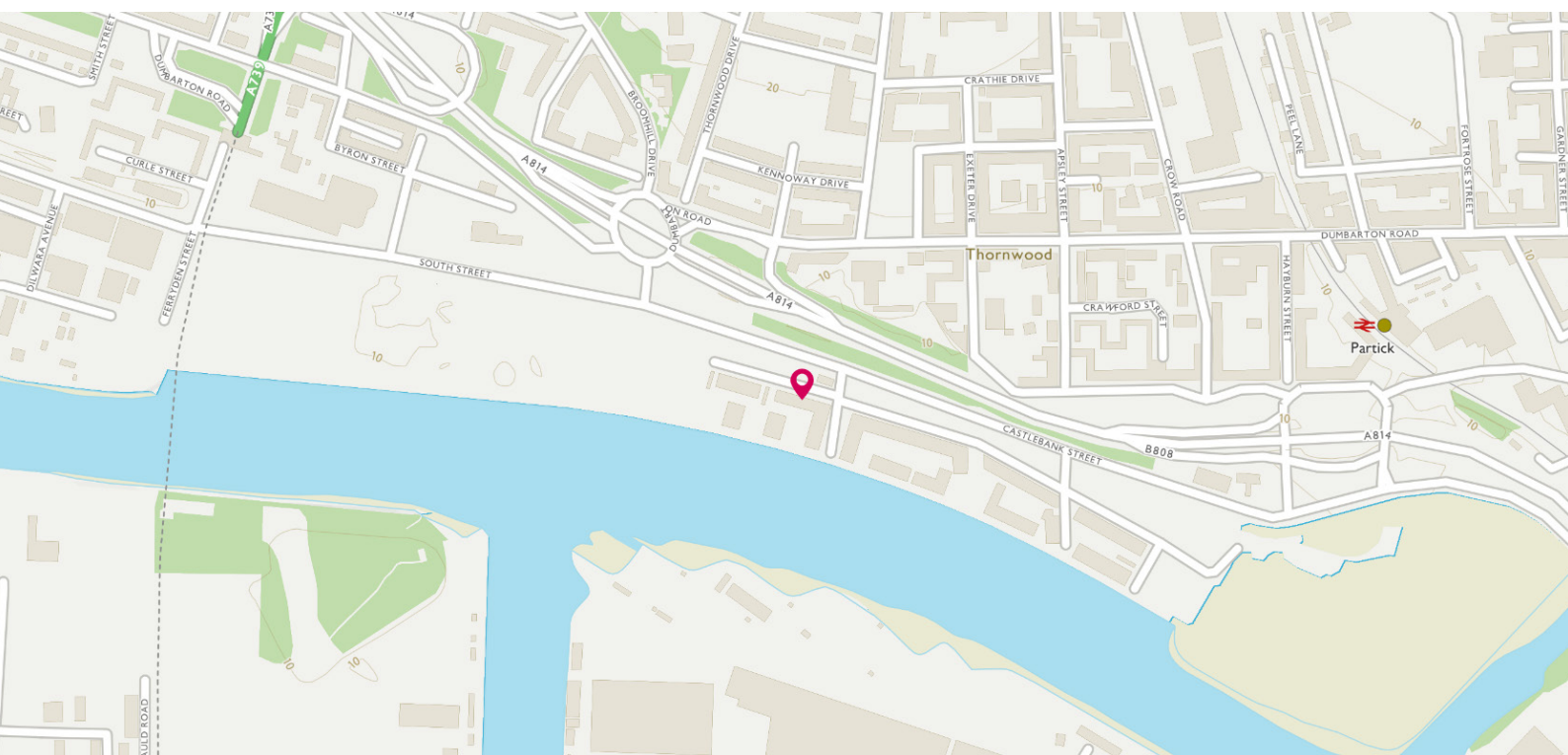


Approximate Dimensions  
(Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup>  
EPC Rating: C

Lounge/Kitchen	6.05m (19'10") x 3.30m (10'10")
Bedroom	3.75m (12'4") x 2.70m (8'10")
Bathroom	2.25m (7'5") x 1.70m (5'7")

Extras (Included in the sale): All furniture is available by separate negotiation, offers in the region of £450 ex vat for the complete package are invited.



# THE LOCATION

Situated on the river's north bank between the bustling city centre and the culture-steeped West End, is the city's most desirable residential address, Glasgow Harbour Terraces, perfectly positioned to capture the essence of contemporary city living, together with the tranquillity of a waterfront location.







The apartment is a unique opportunity in modern waterfront living. 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 Transport Museum is within a very short walk.

As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than Glasgow Harbour Terraces at Glasgow Harbour.



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