

Flat 0/2, 43 Cook Street

GLASGOW, G5 8JN



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*A spacious and design-led two-bedroom
apartment that oozes modern urban living in
an iconic city centre development*



McEwan Fraser Legal is delighted to present this exceptional two-bedroom flat, nestled within a stunning converted mill development that seamlessly blends history with contemporary living. Located in a sought-after area, this residence offers a unique combination of architectural charm and modern convenience.

THE LOUNGE/KITCHEN



As you step inside, you'll immediately be captivated by the grandeur of the space, thanks to the high ceilings that lend an air of spaciousness and character to every room. The open-plan layout effortlessly integrates the kitchen, lounge, and dining areas, creating a fluid and inviting atmosphere for both relaxation and entertaining.

The lounge exudes warmth and comfort, with ample space for cosy seating arrangements and a dedicated dining area for sharing memorable meals. The large windows flood the room with natural light, accentuating the unique architectural features and creating an inviting ambience.



The kitchen is a true focal point, featuring sleek, modern fixtures and high-quality appliances that cater to the demands of today's culinary enthusiasts. Whether you're whipping up a gourmet meal or enjoying a casual breakfast at the breakfast bar, the open-plan design allows for seamless interaction with guests or family members.





The bathroom is stylish and modern, featuring contemporary fixtures, a sleek vanity unit, and a bathtub or walk-in shower. It provides a serene space to unwind and rejuvenate after a long day. The master bedroom is a serene sanctuary, boasting generous proportions and a tranquil atmosphere. The high ceilings add to the sense of openness and grandeur, while the soft carpeting underfoot adds a touch of luxury. With plenty of space for a king-size bed and additional furniture, this bedroom offers a peaceful retreat. The second bedroom is equally inviting, offering versatility to be used as a guest room, home office, or personal sanctuary according to your needs. Its high ceilings and abundant natural light contribute to a bright and airy atmosphere.

THE BATHROOM



BEDROOM 1



BEDROOM 2



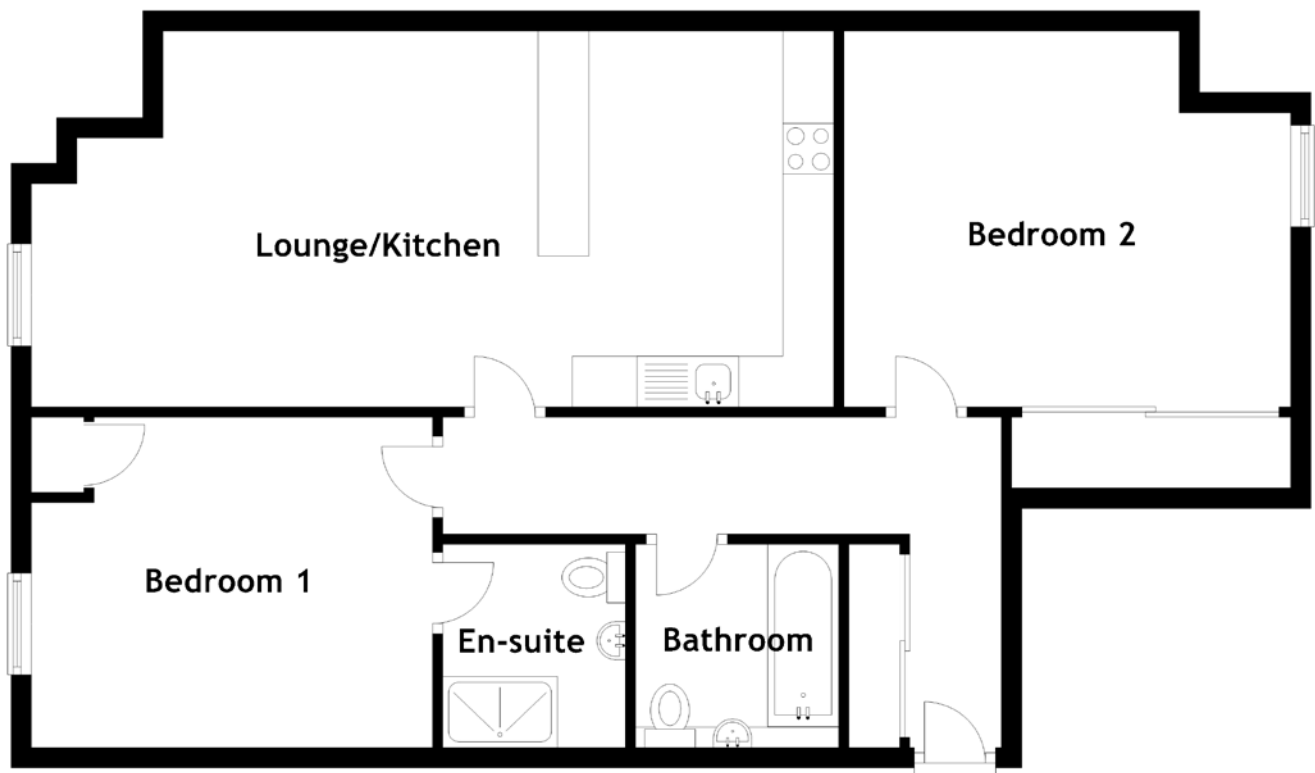
Living in this converted mill offers more than just a beautiful home. The building itself exudes history and character, with its preserved industrial elements and architectural details.

This remarkable two-bedroom flat presents a unique opportunity to embrace a harmonious blend of contemporary living and historic charm. With its open-plan kitchen, high ceilings, and desirable location, it promises an enviable lifestyle for those seeking both style and substance. Don't miss the chance to make this exceptional property your own.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

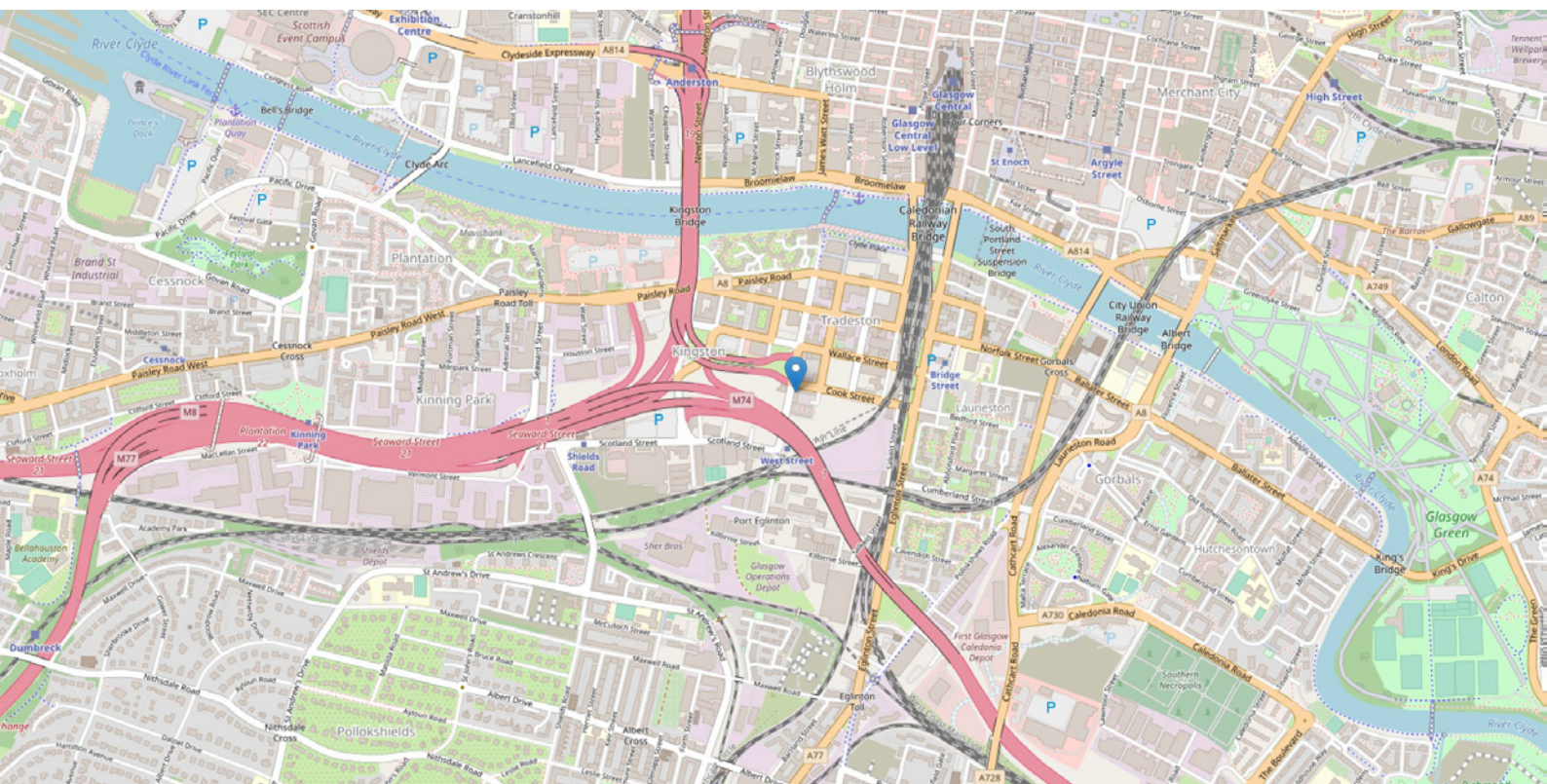
Lounge/Kitchen 7.90m (25'11") x 3.70m (12'2")
 Bedroom 1 3.95m (13') x 3.25m (10'8")
 En-suite 2.00m (6'7") x 1.80m (5'11")
 Bedroom 2 4.40m (14'5") x 3.70m (12'2")

Bathroom

2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 77m²
 EPC Rating: C

Buyer's Premium Value: £2900.00



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston.





Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within minutes walk and commuter access to the M8 motorway network and Clydeside Expressway is within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.

The property is also close to the underground. The Tradeston area is a sought-after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also 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.



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