



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**7/2, 308 Clyde Street**

GLASGOW, G1 4NP

# 7/2, 308 CLYDE STREET

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Clyde Street is close to the heart of the financial district and the Merchant City with easy access to the city centre and the West End. The area surrounding Clyde Street offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It is in close proximity to SECC, Hydro, Clyde Auditorium and Greens Health and Fitness.

The area benefits from frequent public transport with easy access to Central Station and St Enoch's subway station. The city centre is only a short walk away while the nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure easy access to Scotland's arterial road network.

McEwan Fraser is delighted to present this lovely two double bedroom, seventh floor, apartment to the market. Well-positioned on Clyde Street, the property benefits from a south facing balcony that enjoys panoramic views over the Clyde and the whole south side. The southerly aspect of the main reception means this is a naturally warm and bright apartment. Internally, the property is presented in very good order and an incoming purchaser will only need to decorate to their own taste. The fantastic location on the edge of the Merchant City will ensure a broad appeal to investors and end users alike so early viewing is highly recommended.

The internal accommodation is focused on a very spacious open plan kitchen and reception room. The reception space offers fantastic floor space for a range of different furniture configurations but can happily accommodate a large suite of furniture and a dining table. The kitchen comprises a generous range of base and wall mounted units which offer fantastic prep and storage space. The gas hob, electric oven, extractor hood, fridge freezer and dishwasher are integrated. Natural light come through a floor to ceiling patio door which opens onto the balcony.

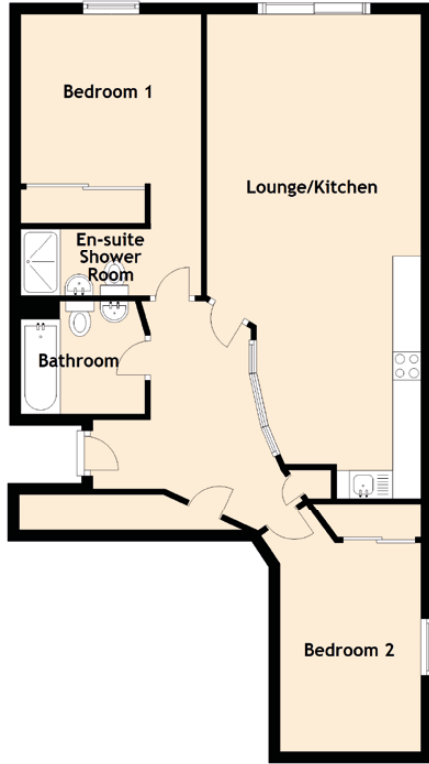
In addition to the reception room, there are two ample double bedrooms. The master is south facing, overlooking the Clyde. There is plenty of floor space for free standing furniture alongside a built-in wardrobe. The master also enjoys use of an attached en-suite shower room. The second bedroom is also a well-proportioned double with a built-in wardrobe. The internal accommodation is completed by a master bathroom which includes a three piece white suite.

Finally, for extra warmth and comfort, the property enjoys central heating and double glazing.



# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.60m (28'3") x 3.80m (12'6")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
En-suite Shower Room	2.20m (7'3") x 1.20m (3'11")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: B

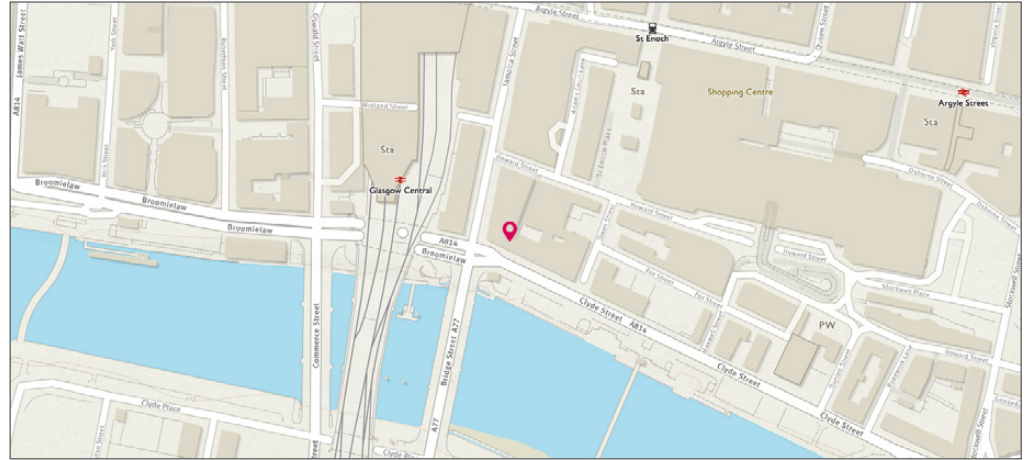


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Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer