



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.



PROPERTY

We are delighted to bring to the market this excellent two-bedroom 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.

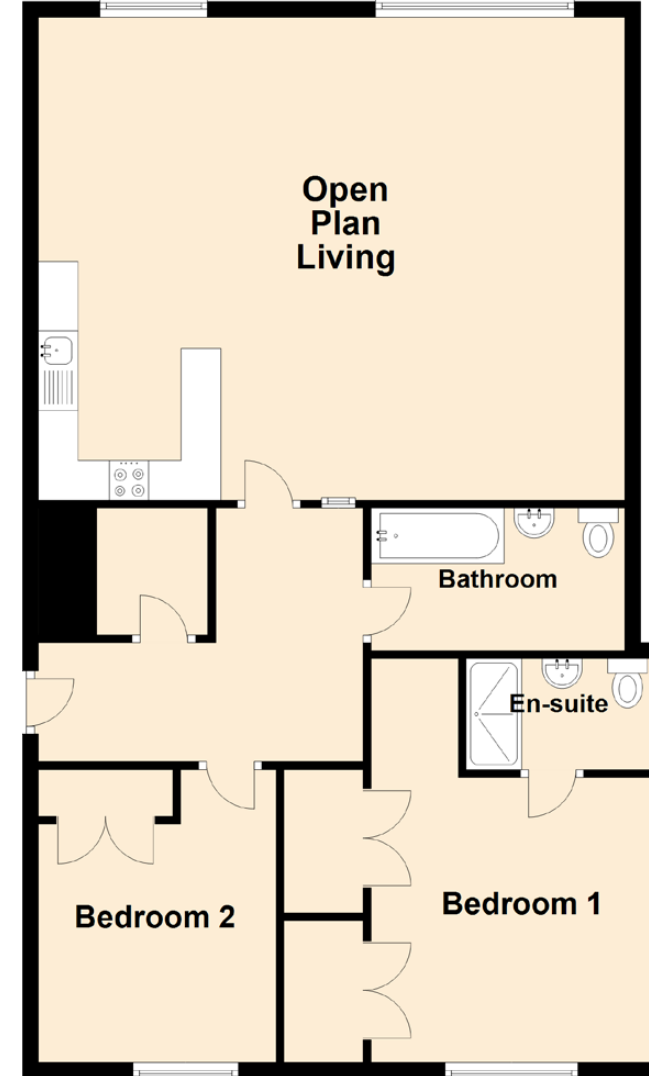
The property has been well maintained and is presented in great decorative order. These apartments truly are a triumph of easy-flow living space and the spacious accommodation comprises; an immediately impressive large open plan lounge/kitchen/diner with panoramic windows that flood the room with natural light and create a very relaxing living space. To meet the demands of busy executives that require to occasionally work from

home, the generous proportions and layout allow excellent space for a home office work zone whilst still facilitating space for a very practical family-sized dining table. The stylish kitchen is finished in gloss white units and is well-appointed, with a gas 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 and neatly provides excellent space for the washing machine. The bathroom is very contemporary and is finished in a clean white suite with a powerful mains shower over the bath. There are two good

sized bedrooms in this apartment, both have ample space for free standing furniture and large built-in wardrobes. As expected in this executive quality apartment, the master bedroom benefits from an excellent en-suite with a large standalone mains shower enclosure.

The apartment is kept warm, comfortable and secure courtesy of the double glazing, gas central heating, lift service and secure entry system. The apartment comes with an allocated underground parking space which is highly sought after within the development. Early viewing is advised for anyone seeking a contemporary and very stylish apartment set in one of Glasgow's best waterfront developments.

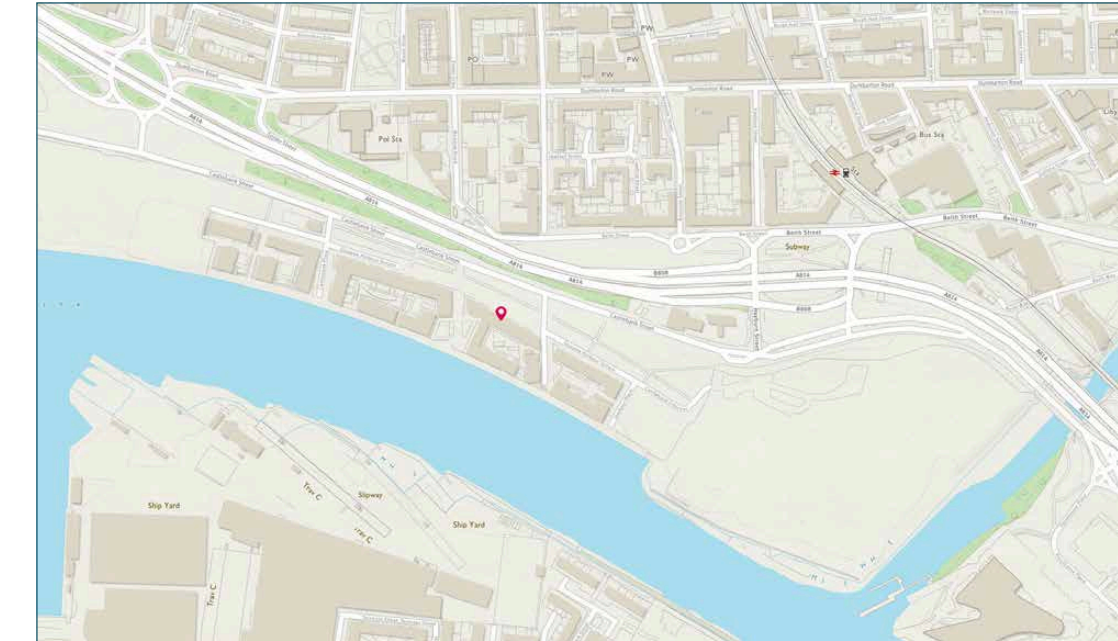




Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.40m (24'3") x 6.10m (20')
Bedroom 1	5.10m (16'9") x 3.60m (11'10")
En-suite	2.50m (8'2") x 1.40m (4'7")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bathroom	3.20m (10'6") x 1.80m (5'11")

Gross internal floor area (m²): 94m²
EPC Rating: B





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