




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

3/3 23 McPhail Street

GLASGOW, G40 1DN

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G4O 1DN

This spacious apartment is set in the popular area of McPhail Street just overlooking Glasgow Green and the People's Palace. The property exudes quality and is perfect for any couple seeking a great space to cater for their busy lifestyles. The location is perfect too; at the heart of a major regeneration initiative and only a short walk from Glasgow city centre.

Living here means you are a mere ten minutes walk away from Glasgow city centre and some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On your doorstep, you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday. Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.



3/3 23 MCPHAIL STREET

We are delighted to offer to the market this stunning two-bedroom modern apartment, presented in absolute walk-in condition and set within a very popular, vibrant and close-to city-centre location. To say the area is on the up would be an understatement considering flats have sold recently within 100 yards for over £300k.

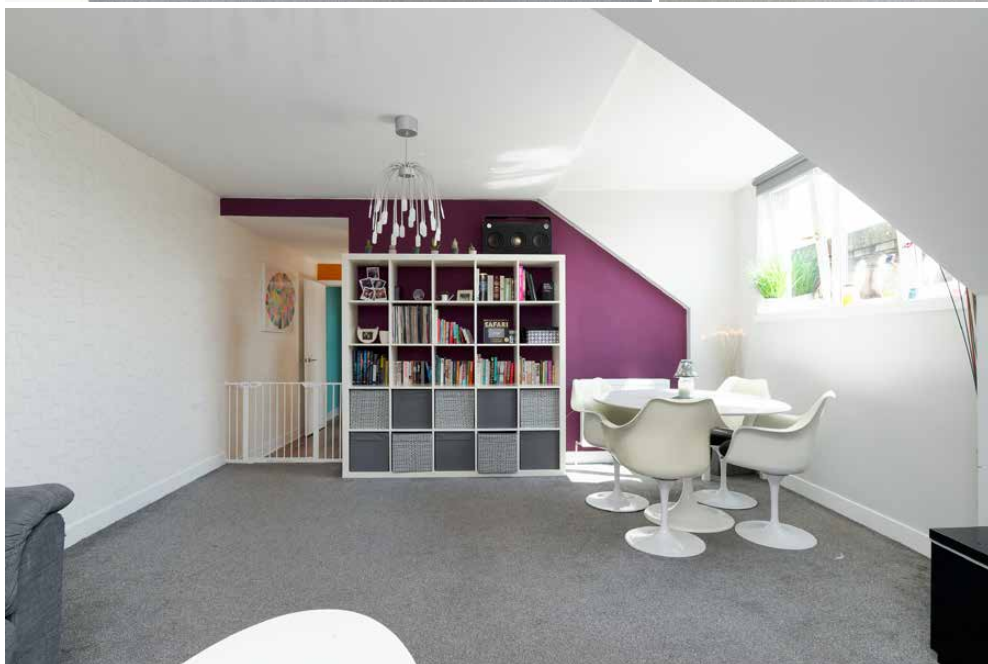
The accommodation comprises of a bright and very spacious open plan lounge/diner, the proportions of which are quite exceptional for a modern flat. The natural ambience of this room is evident, it just feels really peaceful and relaxed. Galley style kitchens are always an easy and convenient space to work in but this one is exceptionally well spaced out. The clean lines of the cream units along with the gas hob and electric oven provide a fantastic place for any chef to serve up a marvellous meal, while the integrated appliances include a washing machine, dishwasher and fridge freezer.

There are two stylish and wonderfully bright double bedrooms in this apartment, both have built in storage wardrobes and ample room for freestanding furniture. The master is en-suite and has a standalone mains shower enclosure.

The partially tiled bathroom is bright and fresh and contains a suite with a bath to soak away the cares of a long day at the office.

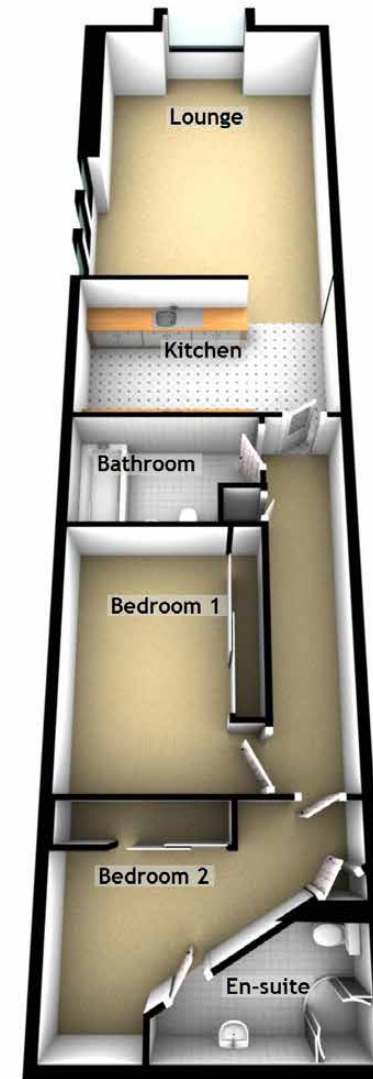
The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free and is kept warm and comfortable via the double glazing and gas central heating.

With city-centre living, security and convenience is always an important factor and this apartment caters well for it, with secure entry and un-allocated private parking including communal space to the rear. From time to time a property appears on the market that is sure to be extremely popular, this is one such property as it ticks all the boxes for modern, easy living in a great close-to city-centre location. Given the close proximity to 'Glasgow Green', with all its festivals and events and all the bars, restaurants and cafes that the city centre has to offer only 10 minutes away, this is sure to be a very popular apartment. Early viewing is advised.



KITCHEN & LOUNGE





SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	6.10m (20') x 4.82m (15'10")
Kitchen	4.70m (15'5") x 2.80m (9'2")
Bedroom 1	4.40m (14'5") x 3.80m (12'6")
Bedroom 2	4.82m (15'10") x 1.96m (6'5")
En-suite	3.23m (10'7") x 1.27m (4'2")
Bathroom	3.35m (11') x 2.00m (6'7")

Gross internal floor area (m²): 89m² | EPC Rating: B

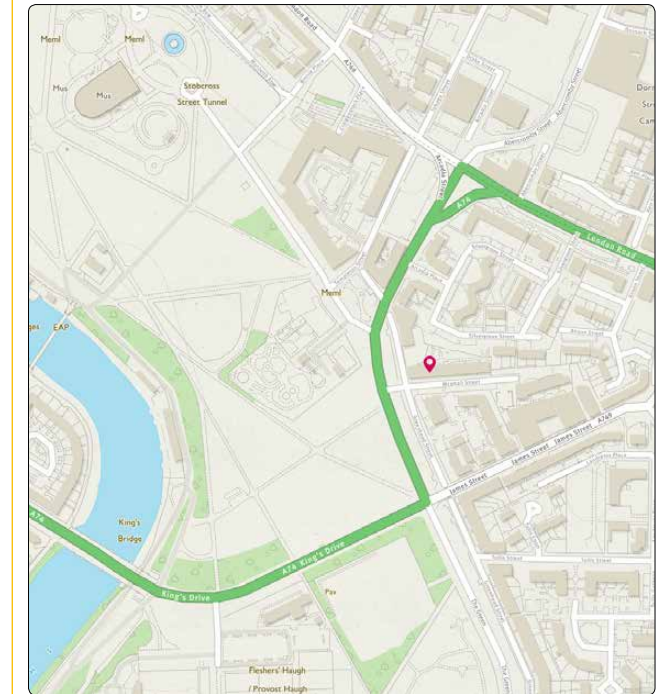


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McEwan Fraser Legal

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
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer