




McEwan Fraser Legal
Solicitors & Estate Agents
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1/2, 190 West George Street

GLASGOW, G2 2NR



THE LOCATION

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West George Street is conveniently located for access to the city centre and Merchant City, the International Financial Services District and all West End amenities, including Glasgow University, Strathclyde University, Glasgow Dental Hospital and School, Botanic Gardens, Kelvingrove Park and Art Galleries. The City Centre offers a wealth of attractions, including both general and specialist shopping, wine bars and numerous highly acclaimed restaurants. The SECC, The Hydro, Clyde Auditorium, Kings Theatre and Theatre Royal are a short walk; as are the Blythswood Hotel, Hilton and Marriott Hotels and a variety of Gyms, Spas and Fitness studios.

The area benefits from plentiful public transport with easy access to Central (Aberdeen/London) and Queen Street (Edinburgh/Glasgow) Train Stations; Anderston and Charing Cross low-level Trains and St Enoch Underground. The Airport Bus (every twenty minutes) picks up in Waterloo Street. The M8 Motorway is close at hand offering quick and easy access to the National Motorway Network and all local commuter routes. Loch Lomond and The Trossachs National Park is a comfortable forty-minute drive.



1/2, 190 WEST GEORGE STREET

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McEwan Fraser Legal is delighted to present this superb three bedroom, two bathrooms, first floor flat to the market. 190 West George Street is a stunning turn of the century red sandstone building which was refurbished to an extremely high standard to create superb and flexible accommodation which has to be seen to be fully appreciated. This wonderful apartment provides a stunning contemporary interior which is the absolute epitome of modern living.

This is the perfect apartment for entertaining. The open-plan kitchen extends into the spacious lounge, ensuring that the chef is never far away from the party. The kitchen is a feast of modern chic with stone work surfaces, built-in oven, microwave, gas hob, fridge and freezer, washing machine and dishwasher meaning it's equipped for convenience and functionality. The enormous lounge has both high ceilings and large windows making it a wonderfully bright

entertaining space. Huge white walls make it perfect for a home cinema system if you prefer a more minimalist furniture layout, a truly wonderful space.

A large spacious hallway leads to three double bedrooms. The master bedroom has ample space for a full range of free standing furniture. The second bedroom is also a generous double. The third and final bedroom is a more conservative double which would also make a terrific home office. The main bathroom is simply spectacular. It is fully tiled, boasts natural light and immensely high ceilings. An additional shower room completes the internal accommodation.

The property further benefits from gas central heating as well a lift and basement for bike storage.

This is a stunning city centre flat and should be on every buyer's must-see list.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge Area	6.80m (22'4") x 3.60m (11'10")
Kitchen	4.12m (13'6") x 3.65m (12')
Bedroom 1	3.67m (12') x 3.49m (11'5")
Bedroom 2	3.90m (12'9") x 2.20m (7'3")
Bedroom 3	5.46m (17'11") x 3.60m (11'10")
Shower Room	2.40m (7'10") x 1.80m (5'11")
Bathroom	2.31m (7'7") x 1.73m (5'8")

Gross internal floor area (m²): 120m² | EPC Rating: C

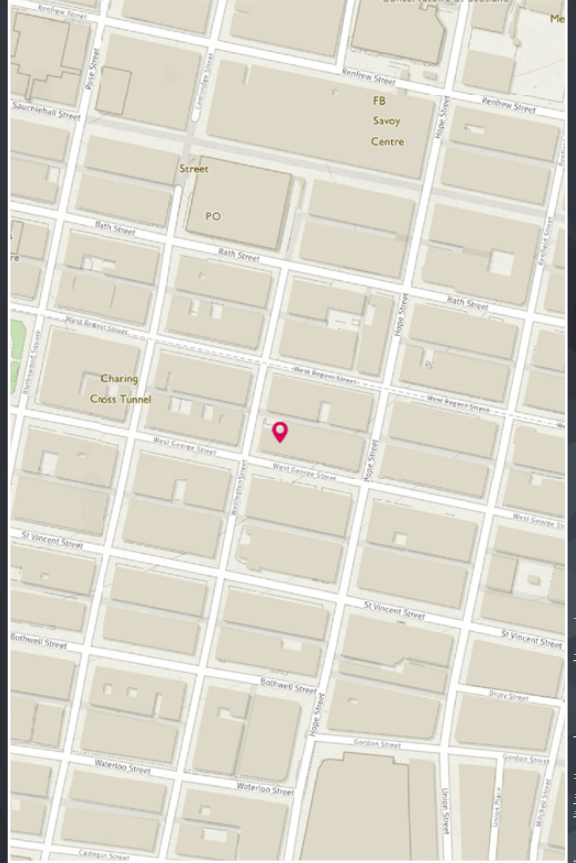
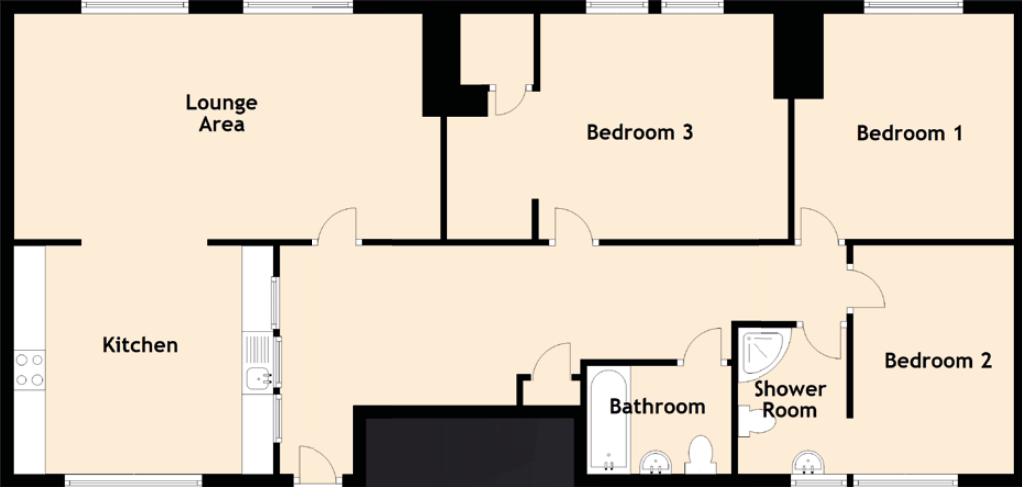


Image credit: <https://www.ordnancesurvey.co.uk/map/>



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Part
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