




McEwan Fraser Legal
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6/2 45 Mitchell Street

GLASGOW, G1 3LA



THE LOCATION

Glasgow, G1 3LA

This beautiful apartment is positioned perfectly within the vibrant city centre and offers plentiful amenities all around it.

Some of the best shopping, bars, cafes, and restaurants Glasgow has to offer are within a five-minute walk. It is perfectly placed for commuting to Universities or indeed working anywhere within the city or surrounding area. Only ten minutes from the motorway network and with great rail, bus and underground links close at hand, for easy commuting anywhere around the city, 45 Mitchell Street definitely makes an ideal place to call home.



6/2 45 MITCHELL STREET

Glasgow, G1 3LA

We are delighted to bring to the market this stunning one-bed apartment, set in an enviable position with what could arguably be described as one of the most central locations available within Glasgow City Centre. The apartment has been very cleverly designed to offer an abundance of free-flowing space and the maximum amount of available natural light. The sense of relaxation from the stunning views of the city streets seen from both the lounge and the balcony are quite exceptional and are yet another jewel in the crowning glory of this perfect city apartment.

The spacious lounge/kitchen/diner offers a plethora of design options for various furniture configurations and benefits from a stunning wall of glass that gives access to the balcony. It also makes a perfect spot to relax with a glass of wine after a hard day at the office. The kitchen is finished in a range of sleek and neutral-toned floor and wall cabinets with a built-in electric oven/hob and integrated fridge freezer and dishwasher. Given the generous proportions of the room, there is ample space for a dining table, offering space to enjoy a meal whilst entertaining friends and family. The simple yet clever design of the room also offers a space for a potential home office/

study area if required. The tiled bathroom is fresh, bright and spacious with a stylish chrome radiator, modern white suite, with a mains shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers. The bedroom is very welcoming and relaxing, with ample room for free-standing furniture and stylish built-in wardrobes.

To keep the apartment tidy, there are ample storage cupboards. The double glazing, electric convection heaters, secure entry system, and High-Security gated entry to the block, all help to ensure the apartment is always warm, comfortable and very safe and secure. There is a lift service for convenience and car parking could easily be arranged in any number of the city centre car parks including the multi-storey NCP car park less than 100 yards away.

Some properties just seem to tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone looking for a unique and rarely available centrally located city apartment that oozes style, sophistication, and chic urban living accommodation. Alternately for a Buy-To-Let landlord on Airbnb, this is a AAA grade offering.



KITCHEN
& LOUNGE



BEDROOM, BATHROOM & HALL



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	4.40m (14'5") x 4.20m (13'9")
Bedroom	3.10m (10'2") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 46m²
EPC Rating: C

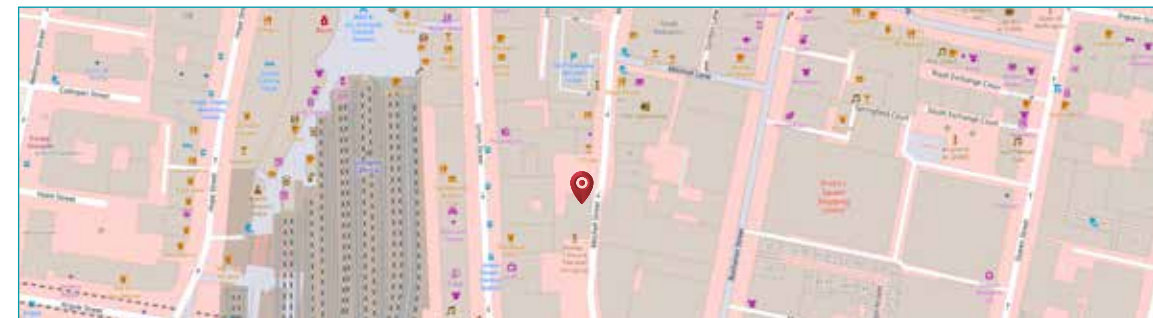


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