




McEwan Fraser Legal
Solicitors & Estate Agents
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36/1/1 Ingram Street
MERCHANT CITY, GLASGOW, G1 1EZ



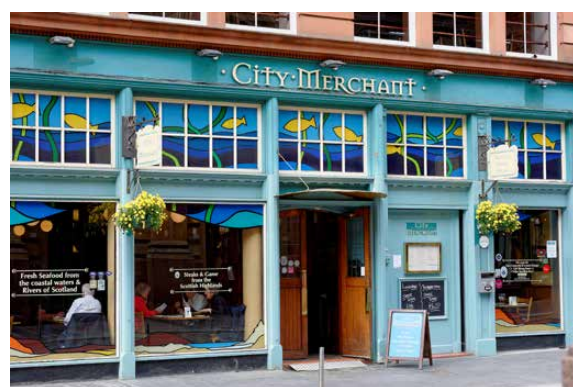
MERCHANT CITY GLASGOW

G1 1EZ

The 'Merchant City' is the core residential district of Glasgow city centre and, upon visiting the area, its appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and nightlife. Its location within the heart of the city centre places it right next to the core retail district of Glasgow, the premier retail location within the UK outwith London. Allied to this, the 'Merchant City' itself is the prime location for some of Scotland's leading style bars and restaurants. Buyers within the 'Merchant City' are therefore looking to find that perfect property which offers an urban retreat located right at the heart of the action and this is one such apartment.

Public transport is available by both bus and rail (Queen Street station is within a short stroll) and Glasgow has its own underground network offering the commuter access to parts of the south side, city centre and west end. Glasgow's M8 motorway network offers the commuter access to Stirling and Edinburgh City Centres, as well as Glasgow's International Airport and beyond.

Recent years have witnessed a renaissance in the city centre, where many former office buildings have been converted to residential apartments. Luxury apartments have been at the forefront of this change, offering a level of space, specification and exclusivity previously not seen in Glasgow. The market in the Merchant City, in particular, has welcomed the increasingly high standards and this apartment will be highly sought after by the style-conscious and the business-minded alike.





36/1/1 INGRAM ST

McEwan Fraser Legal is delighted to give a discerning purchaser the opportunity to acquire this superb first floor flat in the sought after Merchant Exchange building. The apartment enjoys two ample double bedrooms, master en-suite, generous kitchen, lift access and a private parking space in the secure underground car park. Internally, the property has been well maintained by the current owners and is available to the market chain free.

You enter the property through a welcoming hallway which has plenty of space for freestanding storage alongside and integrated cupboard. Flooded with natural light, the reception offers generous proportions and can happily accommodate a pair of sofas alongside a dining table and additional furniture. The kitchen is adjacent to the reception room. Comprised of a range of base and wall mounted units, there is ample prep and storage space for the aspiring chef. Gas hob, electric oven, extractor hood, fridge freezer, washing machine and dishwasher will remain with the property.

The master bedroom has been well configured to provide space for free-standing storage to complement the integrated storage. It also enjoys access to a generous en-suite shower room. The property is ideal for people to share due to the location and proportions afforded by the second double bedroom which is adjacent to the reception room. There is ample space for a large double bed and free-standing wardrobes alongside integrated storage. Internal accommodation is completed by the contemporary master bathroom which is fully tiled, boast a three-piece suite and includes mains shower over bath.

For extra warmth and comfort, the property has gas central heating and double-glazing throughout.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Master Bedroom	5.10m (16'9") x 3.00m (9'10")
En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 2.50m (8'2")
Bathroom	3.10m (10'2") x 2.10m (6'11")

Gross internal floor area (m²): 77m² | EPC Rating: C

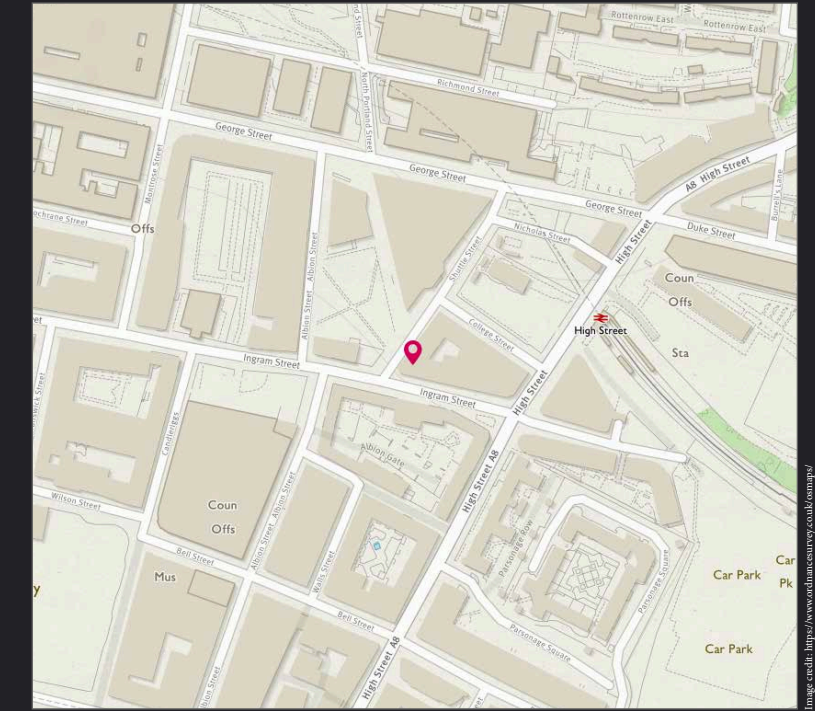


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