

108 5/2 Mavisbank Gardens

GLASGOW, G51 1HR



Excellent one-bed City apartment, Stunning views overlooking the Clyde, immaculate condition.



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McEwan Fraser Legal is delighted to present to the market this very stylish one-bedroom apartment, set in a beautiful modern building overlooking the Clyde river and one of Glasgow's most iconic structures - the 'Squinty' bridge. Only a few hundred yards away you can clearly see the famous Finnieston Crane, SECC and the Hydro. The views from the apartment would not look out of place in a BBC drama, rarely do you find better views of Glasgow

Apartment 5/2 is a classic example of the fantastic accommodation on offer in this beautiful building. This contemporary apartment enjoys excellent proportions and high levels of natural light throughout.

THE LOUNGE/KITCHEN



The spacious open plan lounge/kitchen/diner offers an impressive sense of space and relaxation. The large windows not only allow the light to flood in but also offer incredible views across the river and the heart of the city.



The lovely kitchen is positioned in a self-contained area, and its design allows the space to remain bright while at the same time semi-separated for added convenience. The contemporary light wood units look great, and house an electric oven, microwave, gas hob, integrated dishwasher and fridge freezer.

The breakfast bar is a real feature and offers excellent food prep space or an ideal place to sit and enjoy a coffee before you head out for the day. The spacious dimensions of the room allow space for a dining table which would be ideal for entertaining on more formal dining occasions.





The spacious hallway currently makes a welcoming reception area and there is plenty of storage space throughout the apartment to keep it looking pristine and clutter-free.

The mosaic-tiled bathroom is beautifully presented, with a white suite and a mains shower over the bath, offering an endless supply of hot water for long relaxing showers.

THE BATHROOM



The bedroom is spacious and boasts large built-in opaque wardrobes and plenty of room for free standing furniture. The apartment is always kept warm, comfortable and secure, courtesy of the central heating and the secure entry system. After a hard day at the office, the balcony will provide an exceptional area to enjoy a glass of wine as the lights come on across the city centre.

THE BEDROOM



Security and convenience is always a prerequisite for a great City-centre apartment and this one comes with one secure underground allocated parking space.

UNDERGROUND PARKING



Investors will be glad to know the property offers excellent rental yield prospects.

Early viewing is advised for discerning viewers with busy lifestyle's and impeccable tastes, as this apartment just oozes charm, style and sophistication.

A detailed floor plan of a 1-bedroom apartment. The layout includes a front-facing balcony, a large lounge/kitchen area with a kitchen unit, a separate bedroom, a utility cupboard, and a bathroom. The plan shows the placement of doors, windows, and built-in fixtures like the stove, sink, and bathtub.

Balcony

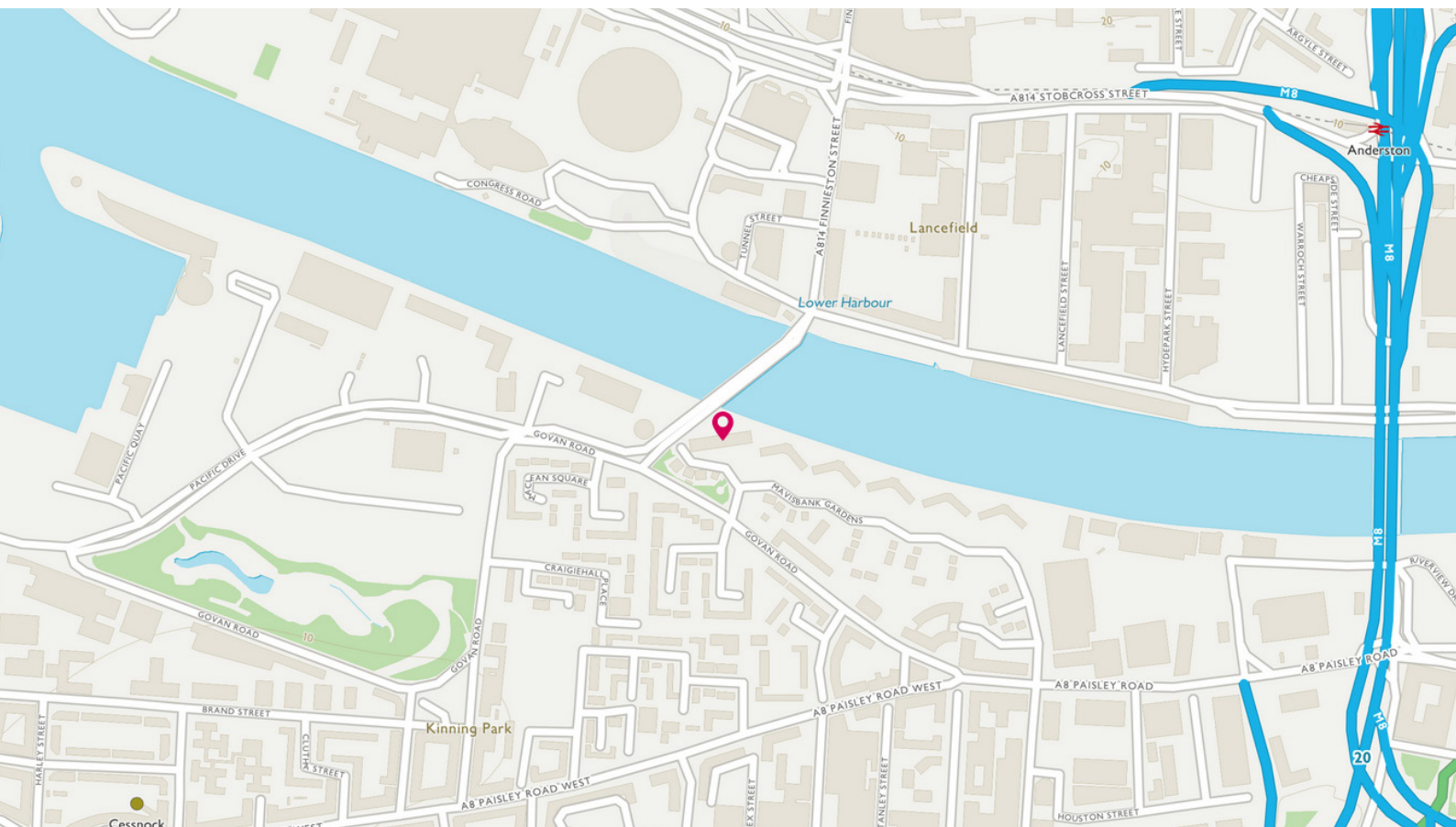
Bedroom

Lounge/Kitchen

Utility Cupboard

Bathroom

Extras (Included in the sale): Furniture may be available by separate negotiation. Factors are Speirs Gumley



THE LOCATION

Glasgow is well renowned and regarded as the biggest retail destination in the UK outside of London, and with so many Designer brands competing for the consumer's hard-earned cash, it's the ideal place to "shop till you drop".





This lovely apartment is set quite literally five minutes walk from the middle of the best social and lifestyle scene Glasgow has to offer, it could not be more central to everything that Glasgow is admired for and highly sought-after for.



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