

Block C, 5/2, 350 Argyle Street

GLASGOW, G2 8ND



*Stunning Two-Bedroom Flat, Perfectly Situated
in the Heart of Glasgow City Centre*



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McEwan Fraser Legal is delighted to present this exquisite two-bedroom flat that combines modern comfort with an unbeatable location.

LOUNGE/KITCHEN/DINER



Upon entering this stylish abode, you'll be greeted by a welcoming hallway, leading you into a spacious and tastefully decorated lounge. The open-plan design seamlessly connects the lounge, dining, and kitchen areas, creating an ideal space for both relaxation and entertainment.

The lounge, adorned with large windows, fills the space with natural light while offering picturesque views of the cityscape. Its cosy ambience invites you to unwind after a long day, whether it's curling up on the comfortable sofa or enjoying a movie night with loved ones.



Adjacent to the living area, you'll find a well-appointed kitchen that will delight any aspiring chef. It boasts sleek countertops, modern appliances, ample storage space, and a breakfast bar where you can enjoy your morning coffee or share a quick meal with friends.



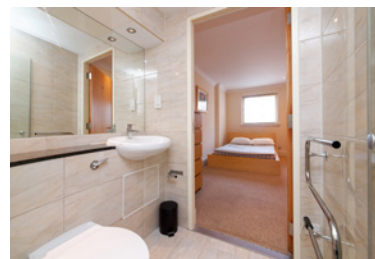


The master bedroom exudes tranquillity, featuring a generous size, soft carpeting, and a large window that bathes the room in sunlight. It offers a serene retreat where you can relax and rejuvenate, complete with a spacious built-in wardrobe to cater to your storage needs. The second bedroom, equally inviting, can be adapted to suit your preferences. Whether used as a comfortable guest room, a home office, or a cosy den, it offers flexibility to accommodate your lifestyle. The contemporary bathroom showcases a clean and elegant design, featuring a bathtub with a shower over it, a sleek vanity unit, and tasteful tiling throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



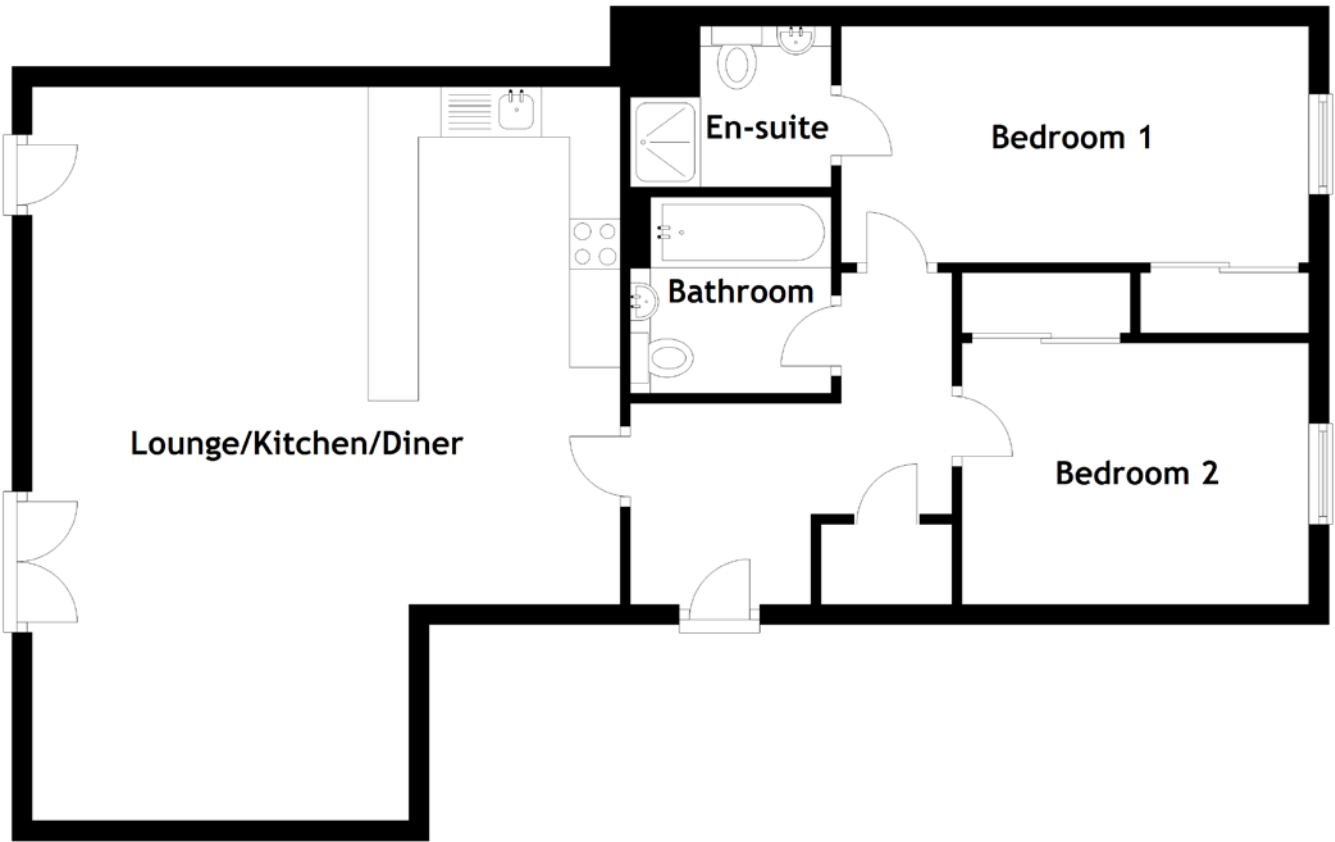
Furthermore, this exceptional property boasts the convenience of central heating, double glazing, and secure entry, ensuring your comfort, peace of mind, and privacy.

In summary, this two-bedroom flat offers an enviable city lifestyle, combining modern living spaces, desirable features, and a prime location in Glasgow City Centre. Don't miss the opportunity to make this remarkable property your new home.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

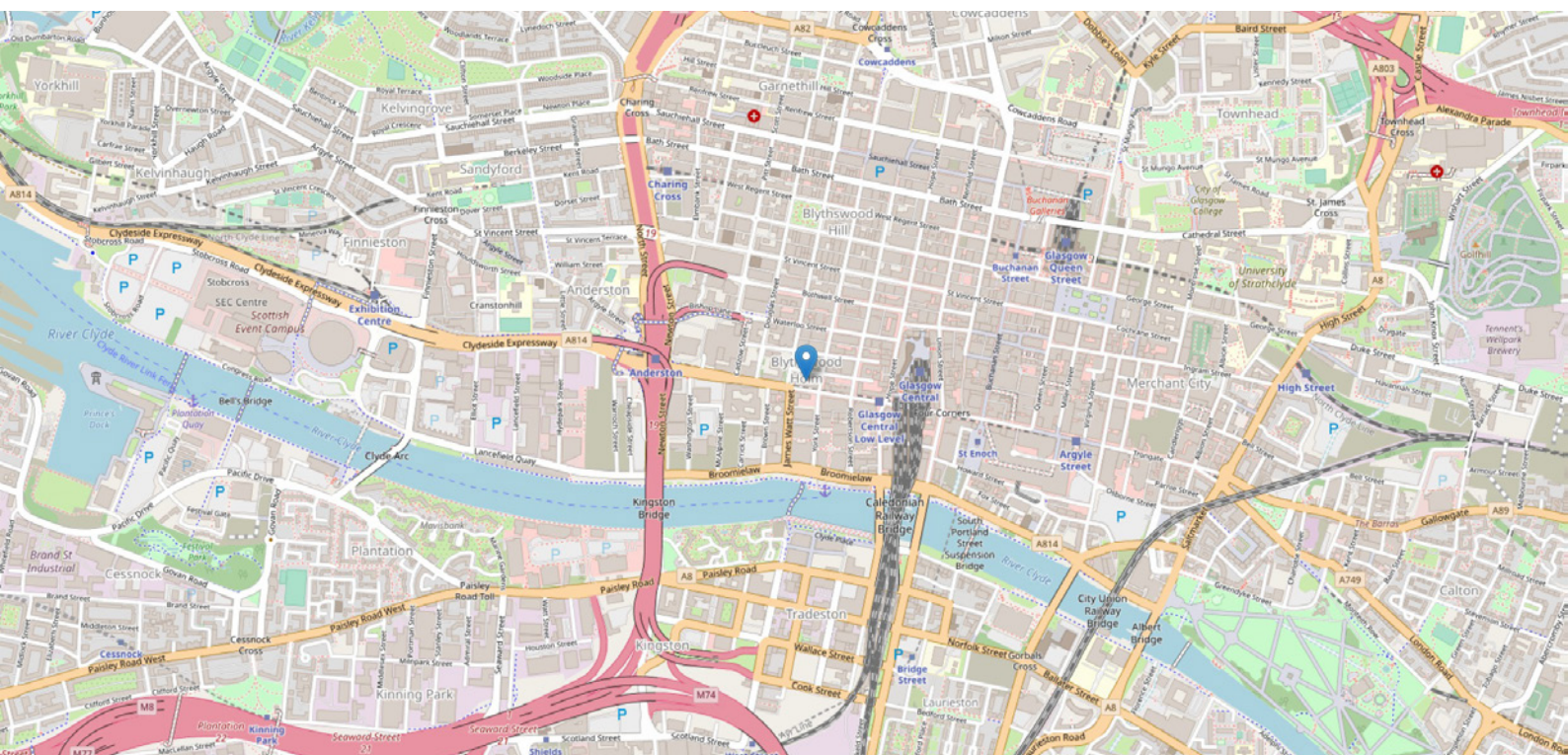


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner 7.30m (23'11") x 5.85m (19'2")
 Bedroom 1 4.65m (15'3") x 2.35m (7'9")
 En-suite 2.00m (6'7") x 1.60m (5'3")

Bedroom 2 3.45m (11'4") x 2.60m (8'6")
 Bathroom 2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m²): 71m²
 EPC Rating: C



THE LOCATION

Glasgow City Centre, where urban living meets vibrant energy! This fantastic apartment is ideally placed for those who love city life.





Perfect for both working and socialising, offering not only a great location but also great transport links to the M8/ M74 motorways (5 minutes drive) and M77 allowing access to all corridors of central Scotland. Glasgow airport is only 15 minutes away by car/taxi. For those who love to indulge in a little retail therapy, the city boasts a plethora of some of the best brand names available anywhere in the UK. There is also an abundance of very fine private and state-run schools dotted within easy reach of the apartment at both primary and secondary level. Some of the most iconic landmarks Glasgow has to offer are right on your doorstep, including Scotland's music/concert venue the 'Hydro' less than a 20-minute walk away. Glasgow's trendy west end is less than 30 minutes away with its seemingly limitless choice of fine restaurants, bars and cafes.



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