

1/1 53 Morrison Street

TRADESTON, GLASGOW, G5 8LB



A stunning and very contemporary three bedroom flat, positioned in one of Glasgow's landmark and most iconic buildings



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McEwan Fraser Legal are delighted to offer to the market this magnificent city centre apartment, set in one of Glasgow's landmark and most iconic buildings. This lovely sandstone building was originally commissioned by the Co-Operative as their headquarters in the late 1880s and was designed and detailed in its distinctive French Renaissance style four-storey pavilions, capped by distinctive square domes that reach up into the skyline of the heart of the city.

This rare opportunity will suit a wide variety of buyers but will also appeal to professionals who want to retain an easy-to-manage home within striking distance of the main commercial centres. It is further complemented with a host of features including a secure entry system, underground parking and lift access to all levels.

THE ENTRANCE



The grand entrance, with its magnificent staircase, points to an era of unrivalled wealth and quality rarely seen today. Within this corner flat, (the biggest in the building), room dimensions are incredibly generous and the accommodation has been arranged to offer flexibility and individuality. As you enter the apartment, you are met with beautiful coving features that fit perfectly with the aesthetics of the building.

LOUNGE/KITCHEN/DINER



The open-plan kitchen and lounge is a fusion of practicality and style, with more space than some of the most contemporary homes in the country. Whether you are entertaining guests or kicking back after a long day, this flat is the perfect setting for it all. The kitchen has been beautifully fitted to include quality floor and wall-mounted units with a striking work surface. It also comes complete with a selection of integrated appliances.

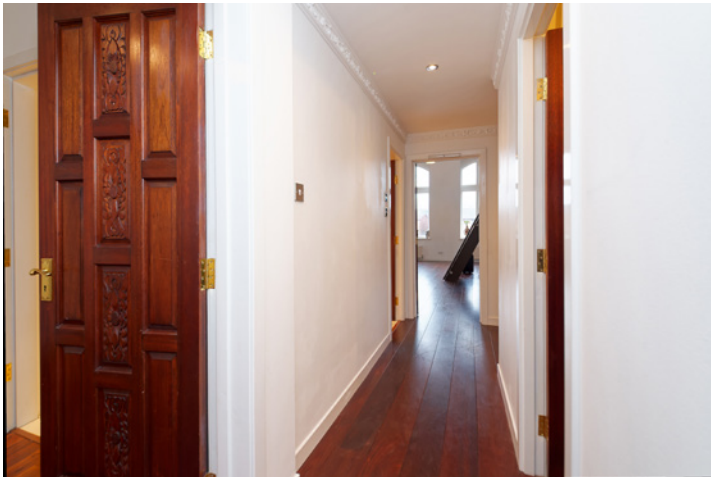




The crisp and contemporary decor continues up the mezzanine level which can be used as a bedroom or a home office. One of the other unique features of 1/1 is access to its own private balcony. Only two apartments in the whole building have this and it's a great space to enjoy a meal or a sundowner in the warmer months.

THE MEZZANINE





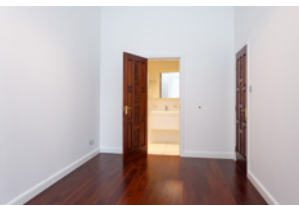
There are two very well-appointed double bedrooms, both benefit from double glazing cassettes keeping the sleeping areas a lot warmer, the master has a stunning en-suite with gorgeous tiling. Both are incredibly generous in size, with extraordinarily high ceilings and coving details which give the room a really grand feeling. There is a recently refurbished family bathroom, enhanced by a waterfall shower that completes the accommodation internally.

Early viewing is advised for anyone seeking a great property that ticks all the boxes for modern, chic, stylish and easy living in a great city location.

THE BATHROOM



BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



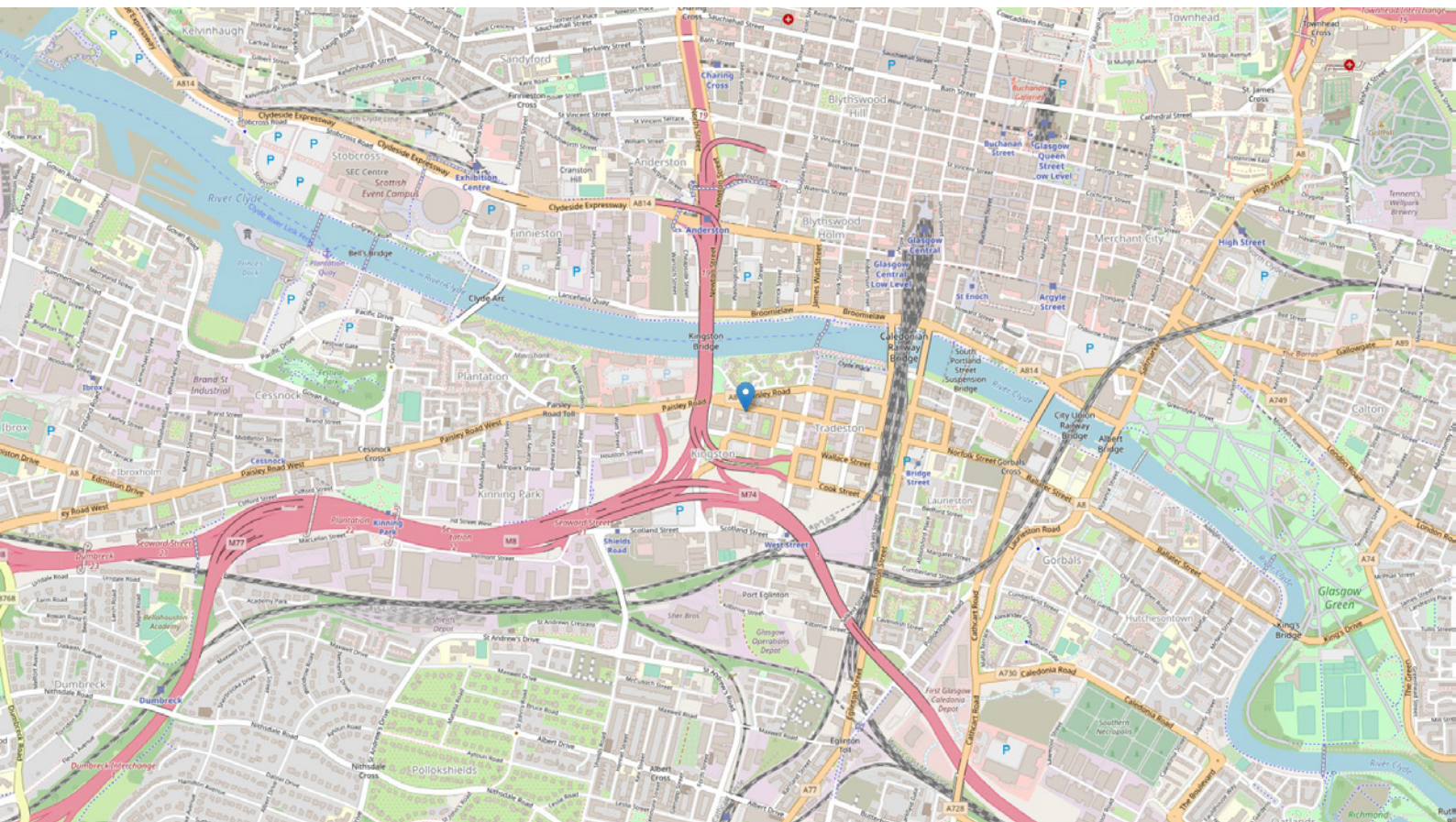
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen/Diner 9.45m (31') x 8.05m (26'5")
 Mezzanine/Office/Bed 4.91m (16'1") x 4.40m (14'5")
 Bathroom 2.60m (8'6") x 1.65m (5'5")
 Bedroom 1 4.75m (15'7") x 2.90m (9'6")

En-suite 2.90m (9'6") x 1.20m (3'11")
 Bedroom 2 3.70m (12'2") x 2.60m (8'6")
 Store 1.85m (6'1") x 1.55m (5'1")

Gross internal floor area (m²): 176m²

EPC Rating: C



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston.





Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within a minute's walk and commuter access to the M8 motorway network and Clydeside Expressway is within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.

The property is also close to the underground. The Tradeston area is a sought-after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.



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