

3/1 27 McPhail Street

CALTON, GLASGOW, G40 1DN



EXCELLENT TWO-BED CITY APARTMENT - WALK-IN
CONDITION, VERY POPULAR LOCATION, CLOSE TO
CITY CENTRE & GLASGOW GREEN



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





We are delighted to offer to the market this stunning two-bedroom modern apartment, presented in walk-in condition and set within a very popular, vibrant and close-to city-centre location. To say the area is on the up would be an understatement, with apartments continuing to see strong demand for those seeking a stylish and contemporary home, set in a relaxed location, with great amenities nearby.

The accommodation comprises a bright and very spacious open-plan lounge/diner, the proportions of which are quite exceptional for a modern flat. The natural ambience of this room is evident, from the triple windows that flood the room with an abundance of natural light to the quality wooden flooring.

The kitchen is an easy and convenient space to work in, benefiting from cream shaker-style units along with a gas hob and an electric oven. The integrated appliances include a washing machine, dishwasher, and fridge freezer.







There are two stylish and wonderfully bright double bedrooms in this apartment, both have built-in storage and ample room for free-standing furniture. The master is en-suite with a standalone mains shower enclosure.







Bedroom 2

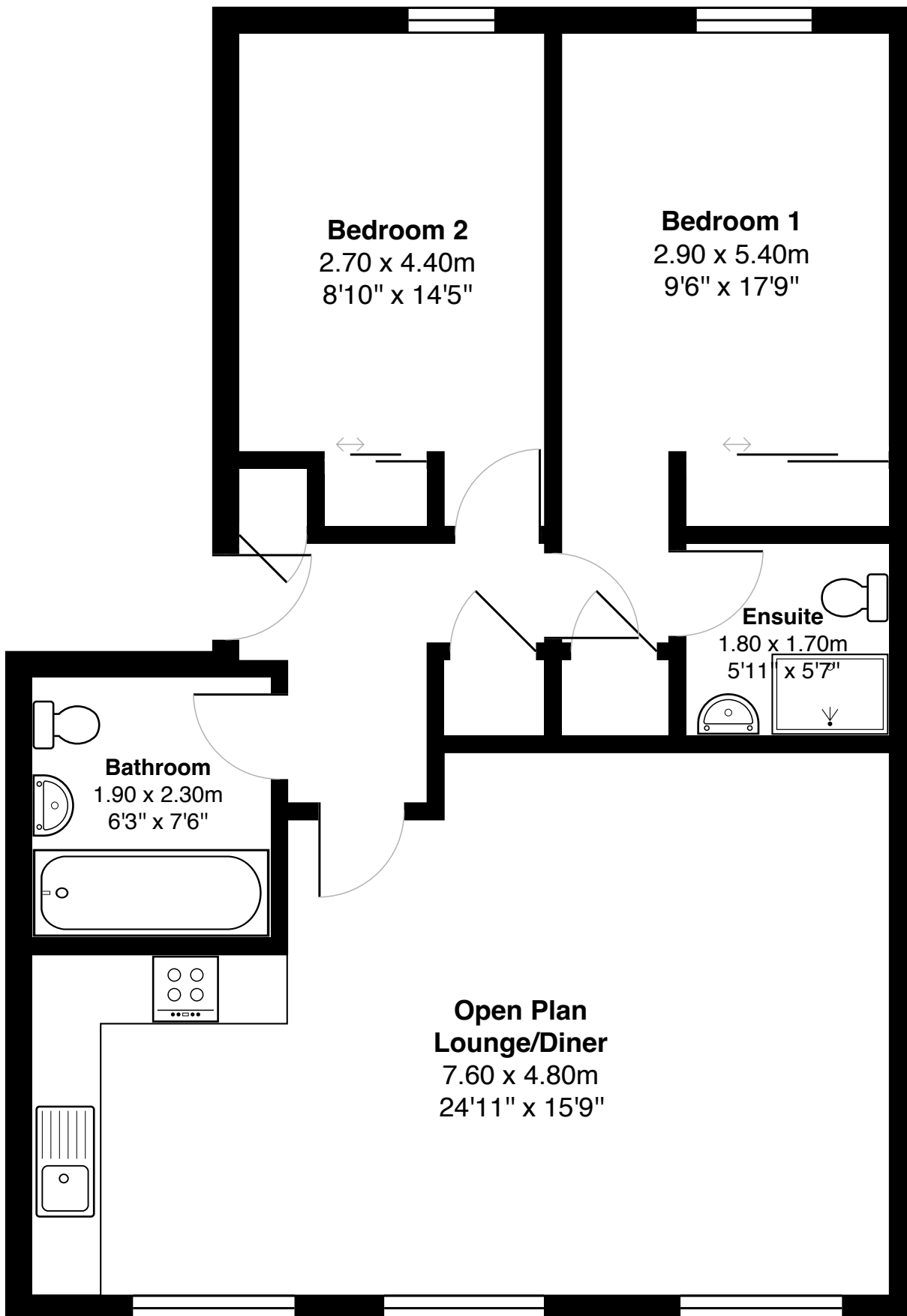


The bathroom is bright and fresh, with contemporary wet-wall panels, a white suite with a bath, a stylish pedestal and bowl sink, and a shower over the bath.



The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free and is kept warm and comfortable with the double glazing and gas central heating.





Gross internal floor area (m²): 73m²

EPC Rating: B

With city-centre living, security and convenience is always an important factor, and this apartment caters well for it, with secure entry and allocated private parking, including communal space to the rear.

Given the close proximity to 'Glasgow Green', with all its festivals and events and all the bars, restaurants and cafes that the city centre has to offer only 10 minutes away, this is sure to be a very popular apartment. Early viewing is advised.

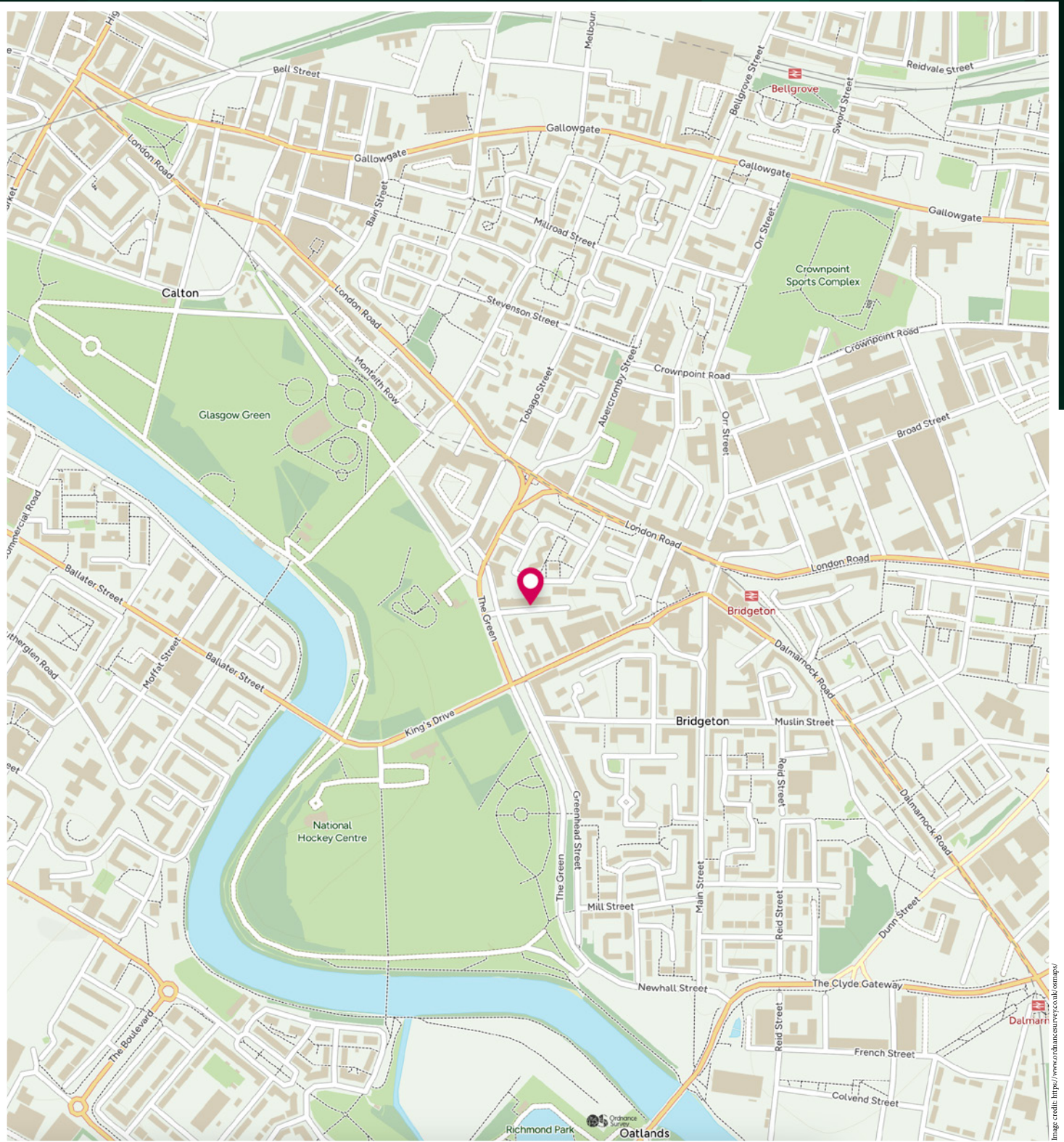




This spacious apartment is set in the popular area of McPhail Street, just overlooking Glasgow Green and the People's Palace. The property exudes quality and is perfect for any couple seeking a great space to cater for their busy lifestyles. The location is perfect too; only a short walk from Glasgow city centre.

Living here means you are close to some of the best shopping in the UK, not to mention outstanding nightlife as well. Closer still is the vibrant Merchant City, offering shops, restaurants, pubs and a range of great events such as the Merchant City Festival, The Jazz Festival and a farmer's market. On your doorstep, you will find more bars and restaurants as well as a gym, nursery and even a cafe with jazz music every Sunday. Glasgow Green regularly stages events such as fireworks displays, music concerts, pipe band championships and more. The People's Palace is also a hive of activity with everything from themed murder mystery evenings to exhibitions.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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