



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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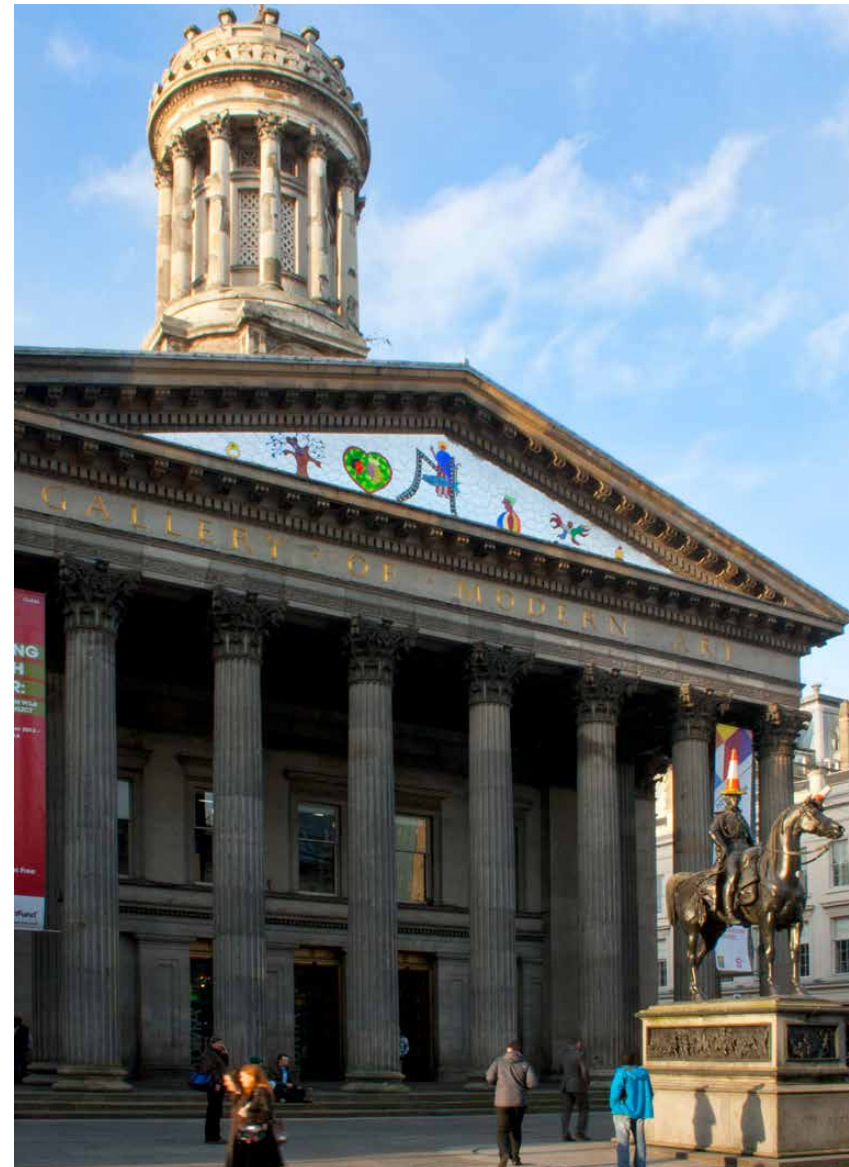
**6/1 130 Bell Street**  
MERCHANT CITY, GLASGOW, G4 0SX



# GLASGOW

G4 OSX

The property is located in the vibrant Merchant City district of Glasgow City centre and is perfectly placed to take advantage of all the wonderful amenities that the city has to offer with the best shopping, bars, cafes and restaurants around, and they are all within a five minute walk. This is also a great location for those working or studying in the city. You are ten minutes from the motorway network and with great rail and bus links around the city, this really is an ideal place to call home.





# 61

## 130 BELL STREET

MERCHANT CITY, GLASGOW, G4 0SX

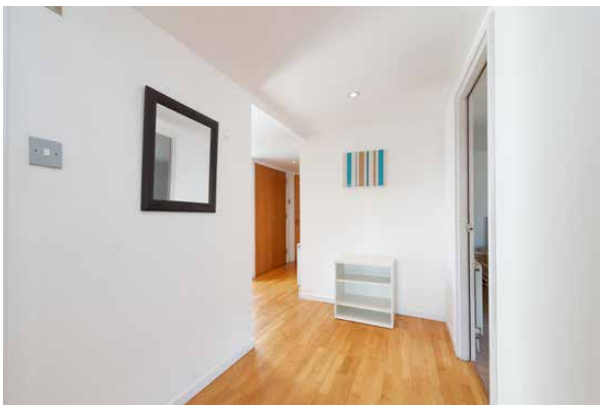
McEwan Fraser is delighted to present this fantastic two double bedroom sixth floor flat in the sought after Merchant Building. The property is the perfect example of a chic, modern, design led property which has come to become synonymous with Glasgow city centre. Bright and spacious, there is tremendous flexibility to adapt the property to individual requirements.

Internal accommodation is focused towards a stunning open plan kitchen reception room. Dual aspect with huge natural light and neutral décor, the ample floor space on offer can easily accommodate a larger suite and a dining table. French doors open onto a Juliet balcony. The kitchen comprises a generous range of modern base and wall mounted units

which provide ample prep and storage space. Gas hob, electric oven, dishwasher and fridge freezer are all integrated.

There are two very generous double bedrooms. The master is particularly spacious and includes large integrated wardrobes and further benefits from an en-suite shower room. The en-suite includes contemporary tiling and a double fitted shower. The second bedroom also includes integrated wardrobes. Accommodation is completed by the modern master bathroom which is partially tiled and includes a three piece white suite.

The is a fantastic apartment and internal viewing is highly recommended.

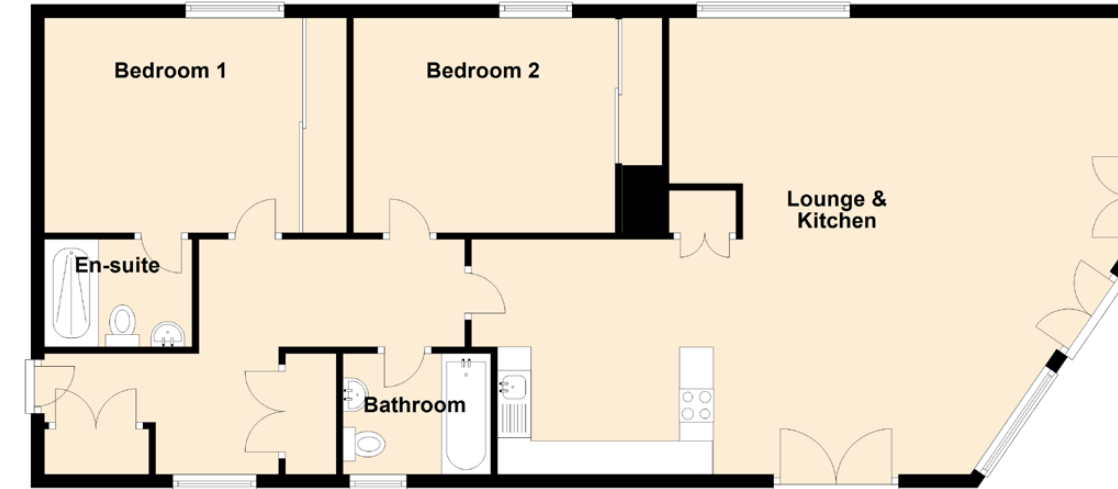






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	7.10m (23'4") x 6.80m (22'4")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	3.90m (12'10") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup> | EPC Rating: B

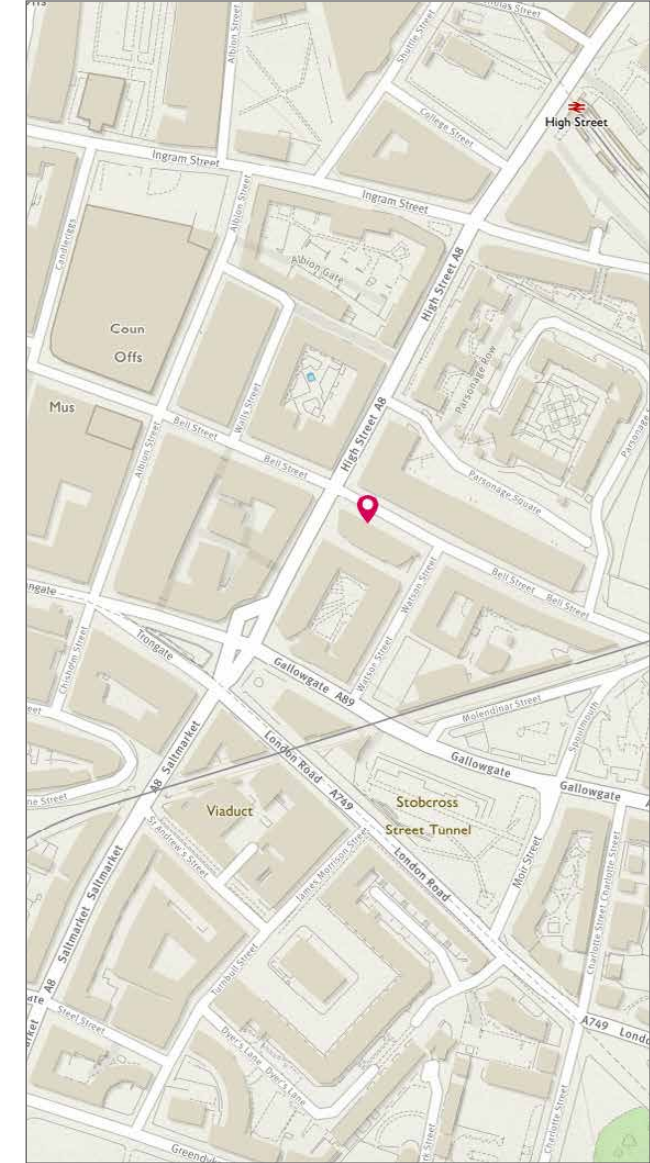


Image credit: <https://www.ordnance-surveys.co.uk/omaps/>



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