




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

3/2 10 Waterside Place

GLASGOW, G5 0QD



The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk to the heart of Glasgow city centre.

For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities all within easy reach, making it a very popular place to call home.

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.



We are delighted to offer to the market this very unique two-bedroom city apartment, set in a great location with the added benefit of being in very close proximity to the heart of the city.

These types of flats very rarely hit the market, and accommodation consists of a bright and airy open plan kitchen/living space with large windows allowing lots of natural light to flood the room. There are views to two aspects which look over the East of the City and Glasgow Green. One can enjoy the firework display in November. The kitchen is well laid out with a good range of floor and wall units with an electric hob and oven. With integrated fridge freezer and dishwasher.



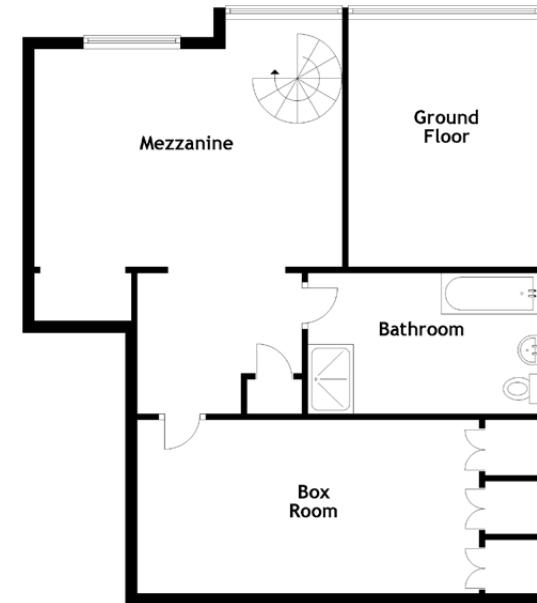
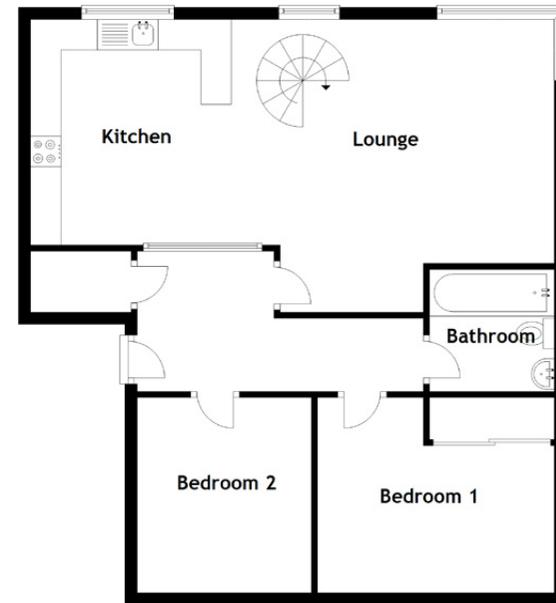


The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there is always lots of instant hot water for long refreshing showers. The two bedrooms are a good size with integrated wardrobes and there is also ample space for free-standing furniture.

The real jewel in the crown is the second mezzanine level, accessed via a grand spiral staircase but there is also a ladder to access the mezzanine balcony which enjoys some of the best views in Glasgow. The mezzanine itself is ideal as a home office or studio space, and this level has also been converted to allow for a double box room with en-suite and integrated wardrobes.

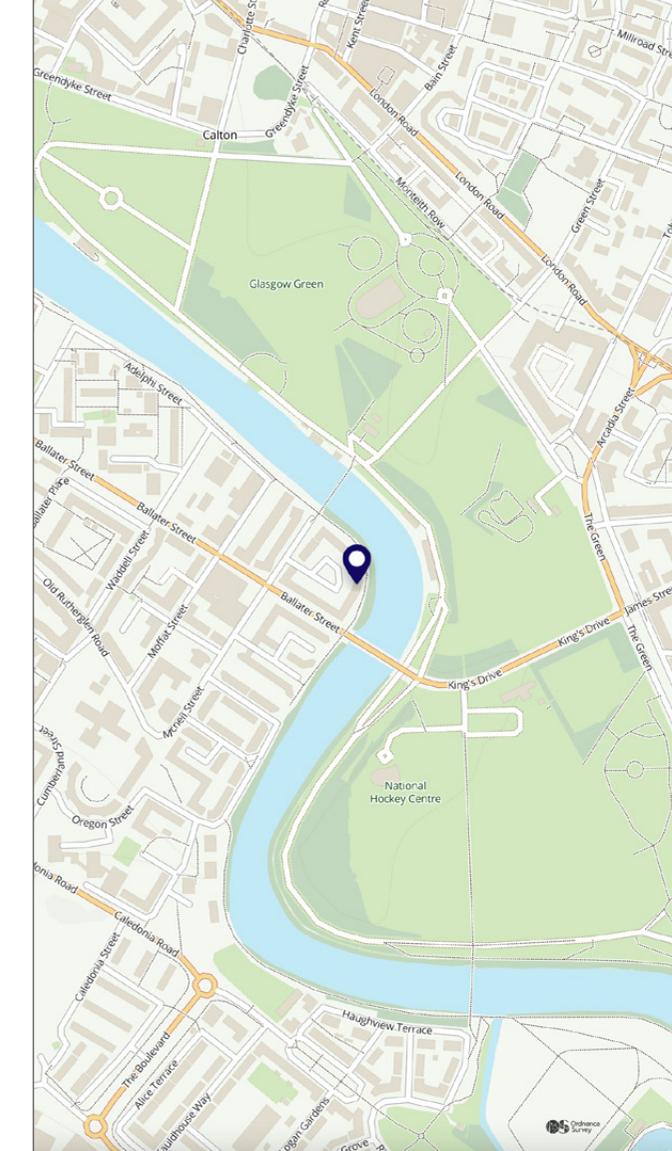


bedrooms & bathrooms



Approximate Dimensions
(Taken from the widest point)

Kitchen	3.70m (12'2") x 3.30m (10'10")	Box Room	5.10m (16'9") x 2.95m (9'8")
Lounge	5.20m (17'1") x 4.00m (13'1")	Bathroom	3.95m (12'11") x 2.40m (7'10")
Bathroom	2.05m (6'9") x 2.00m (6'7")	Gross internal floor area (m ²): 121m ²	
Bedroom 1	3.50m (11'6") x 3.20m (10'6")	EPC Rating: C	
Bedroom 2	3.20m (10'6") x 2.35m (7'9")	Buyer's Premium Value: £3800	
Mezzanine	5.24m (17'2") x 3.70m (12'2")		





The home is kept warm, comfortable and secure via the double glazing, central heating and secure entry system.

There is also off-street residents parking to the front aspect and communal utility space to the rear. This is a property that the current owners have really enjoyed, given its excellent accommodation, elevated position and easy city living location.

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**Part
Exchange
Available**

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