





McEwan Fraser Legal

Solicitors & Estate Agents

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96 /1/2 Miller Street

MERCHANT CITY, GLASGOW, G1 1DT

Glasgow City Chambers, Pesano Pizza, Soho, Merchant City







GLASGOW

The ‘Merchant City’ is the core residential district of Glasgow city centre and upon visiting the area, its appeal is immediately evident, offering residents the perfect mix of facilities for commerce, retail and night life. Its location within the heart of the city centre places it right next to the core retail district of Glasgow, the premiere retail location within the UK outwith London. Allied to this, the ‘Merchant City’ itself is the prime location for some of Scotland’s leading style bars and restaurants. Buyers within the ‘Merchant City’ are therefore looking to find that perfect property which offers an urban retreat located right at the heart of the action and this is one such apartment.

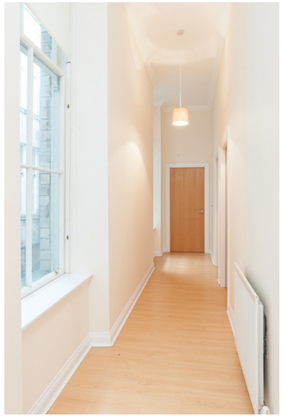
Public transport is available by both bus and rail (Queen Street, Central and Argyle Street Stations are all within a short stroll) and Glasgow has its own underground network offering the commuter access to parts of the South side, city centre and West End. Glasgow’s M8 motorway network offers the commuter access to Stirling and Edinburgh city centres, as well as Glasgow’s International Airport and beyond.

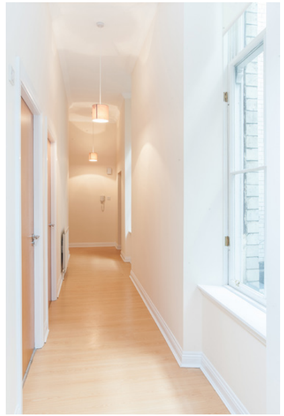
Recent years have witnessed a renaissance in the city centre, where many former office buildings have been converted to residential apartments. Luxury apartments have been at the forefront of this change, offering a level of space, specification and exclusivity previously not seen in Glasgow. The market in the Merchant City in particular has welcomed the increasingly high standards and this apartment will be highly sought after by the style conscious and the business minded alike.

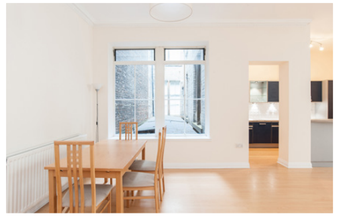
MERCHANT CITY















Part Exchange available! McEwan Fraser Legal are delighted to present this absolutely superb, three double bedroom apartment to the market in the heart of Glasgow city centre. The property at 96 Miller Street, is a substantial Belle Époque style building that would not seem out of place on a Parisian boulevard. Although the building stands on the corner of Ingram Street and Miller street, the apartment occupies a rear position meaning it is naturally shielded from the hustle and bustle so common to the area. Internally, the property boast high ceilings and huge windows, which allow a flood of natural light. The property is presented in very good order and is essentially a blank canvas waiting to be finished to individual taste. This spacious flat occupies a large proportion of the first floor and is certain to be one of the most spacious properties currently for sale in the city centre.

You enter the property through an 'L-shaped' hallway which takes you the main reception room directly ahead. This is a phenomenally large and versatile space which could accommodate a vast array of free standing furniture. The sheer size of the available wall space almost demands that you avoid a television and head straight for projector to give that true home cinema experience. The kitchen is recessed from the reception space and comprises a good range of base and wall mounted units. There is an integrated gas hob, electric oven, dishwasher, fridge and freezer, alongside ample prep and storage space for the aspiring chef.

The master bedroom offers the same flexibility afforded by the reception space. This great suite has enough floor space to offer a variety of configurations, an en-suite shower room and a storage space which could easily be adapted into a huge walk-in wardrobe. Progressing down the hall from the master bedroom, the second, vast double bedroom is on your right hand side. Immediately adjacent to this is the bathroom complete with three piece suite and shower over bath. Internal accommodation is completed by a further spacious double bedroom which enjoys direct access to the master bathroom.

A flat like this must be viewed to be fully appreciated and would make an excellent home or superb investment opportunity for a discerning buyer.

























Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	8.69m (28'6") x 5.05m (16'7")
Kitchen	4.10m (13'5") x 2.48m (8'2")
Storage	2.10m (6'11") x 2.10m (6'11")
Bedroom 1	4.48m (14'8") x 4.09m (13'5")
Bedroom 2	4.10m (13'5") x 3.42m (11'3")
Bedroom 3	4.40m (14'5") x 4.20m (13'9")
Jack and Jill En-suite	2.69m (8'10") x 2.29m (7'6")
En-suite	2.10m (6'11") x 1.65m (5'5")

Gross internal floor area (m^2) - 136m^2

EPC Rating - B



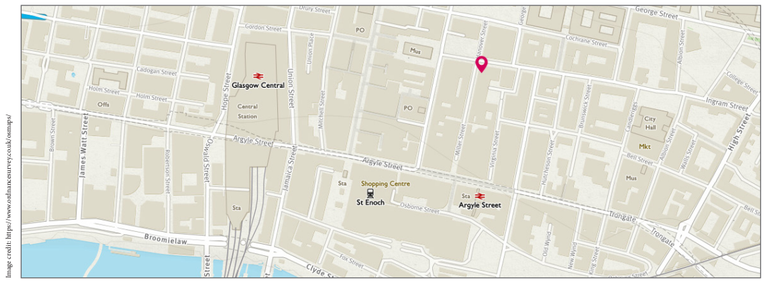


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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