Chic one bedroom city apartment, set within a historic and exclusive grade B listed building

Iconic building, stunning views, great location, further development potential









Flat 1/4, 43 Garnethill Street

Garnethill, Glasgow, G3 6QD

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RESIDENTS

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

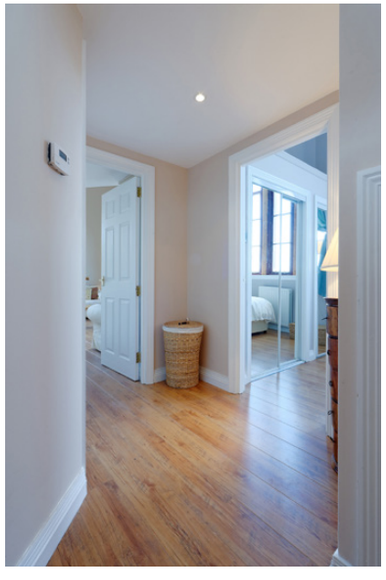


Garnethill | Glasgow

Set in the heart of Glasgow's thriving city center, this alluring apartment epitomizes style, elegance and timeless charm all rolled into one. This beautiful historic building with its sandstone exterior is a truly captivating place to call home. The stylish and ever popular West End with its trendy nightlife, clubs, bars and restaurants is only minutes away by taxi. While some of the best shopping Glasgow has to offer is just a short leisurely stroll away.



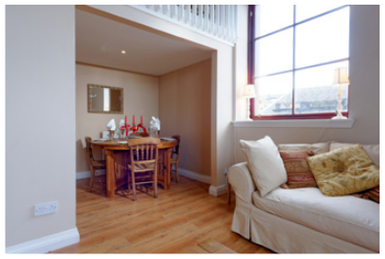






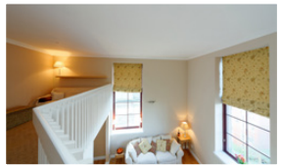


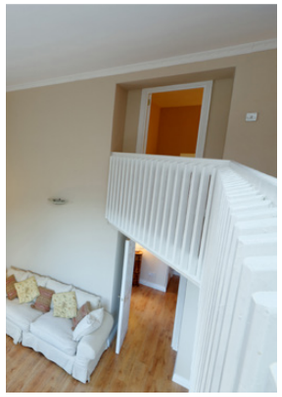


















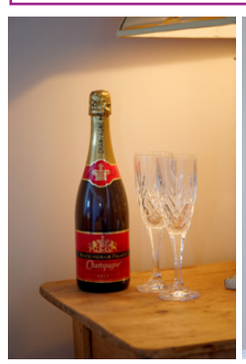
Part Exchange available. McEwan Fraser Legal are pleased to present this unique top floor apartment. Upon entering the lounge/diner, the magnificent and extremely tall double glazed windows gift you with magnificent views across Glasgow, all the way to the Campsie Hills. This spacious lounge with its magnificent high ceilings is framed by wonderful tall windows that flood the room with natural light. The lounge has a stunning split-level mezzanine feature set above it, which lends itself to a multitude of different options as either a second bedroom, reading area or even a separate dining room.

The light wood galley style kitchen is perfect for the apartment and benefits from an electric oven and hob with space for a washing machine and fridge freezer (both appliances are available by negotiation). The bathroom is fresh and contains a white suite with an electric shower, ensuring an instant supply of piping hot water for long relaxing showers after a hard day's work. The spacious double bedroom is impressive with elegant tall ceilings and windows. The double sliding mirrored wardrobes offer great convenience and help to bounce the natural light around, there is also ample space for plenty of freestanding furniture and extra storage space above. The New Heatrae Sadia boiler fitted only last October is very economical and along with the double glazing helps to keep the apartment warm and comfortable.

The unique split level design of this apartment means there is as yet undeveloped potential regarding the mezzanine floor level (subject to any appropriate consents and building warrants being obtained) which could easily be developed into two bedrooms or one extra bedroom plus an office, you decide. At the top of the stairs we enter the office area, which currently makes a great space for working from home. The apartment is very secure with security entry door system and secure barrier entry private parking (un-allocated). To ensure the apartment always stays clutter free, there are two handy storage cupboards off the hallway. Tall ceilings, stunning views across Glasgow's rooftops and bags of character all add to the timeless charm and appeal of this stylish city apartment. Early viewing is a must for anyone seeking a rarely available apartment full of individuality, character and charm.



Flat 1/4, 43 Garnethill Street













Bedroom & Bathroom

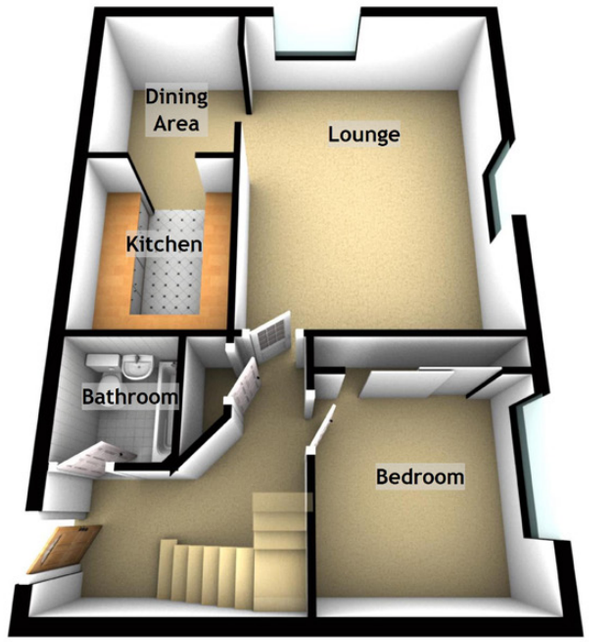




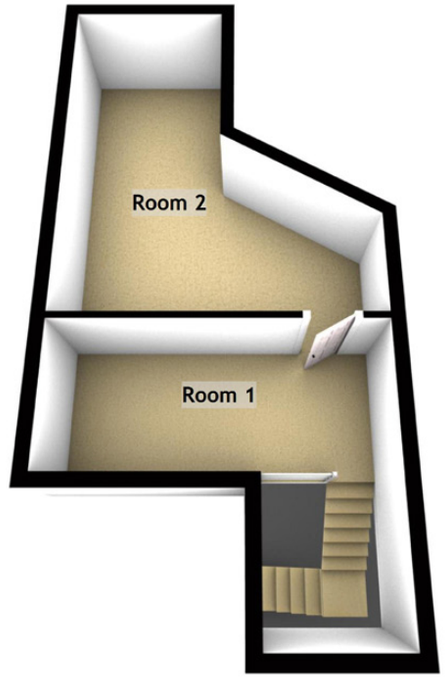








mezzanine



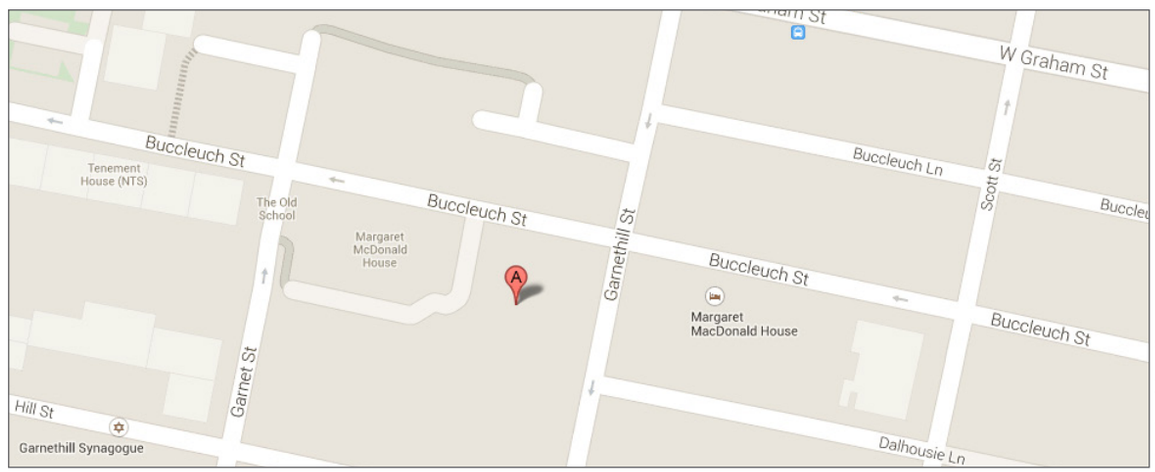
Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 3.80m (12'6")
Kitchen	2.50m (8'2") x 2.10m (6'11")
Dining Area	2.50m (8'2") x 2.10m (6'11")
Bedroom	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Mezzanine

Room 1	4.60m (15'1") x 4.00m (13'1")
Room 2	5.20m (17'1") x 2.30m (7'7")



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



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CRAIG DEMPSTER
Photographer



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CATHERINE ANDERSON
Designer