





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

34, 1/3 St. Andrews Square

MERCHANT CITY, GLASGOW, G1 5PP



Fantastic two bedroom flat in a sought after location





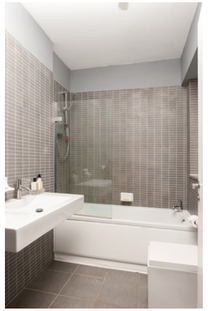


















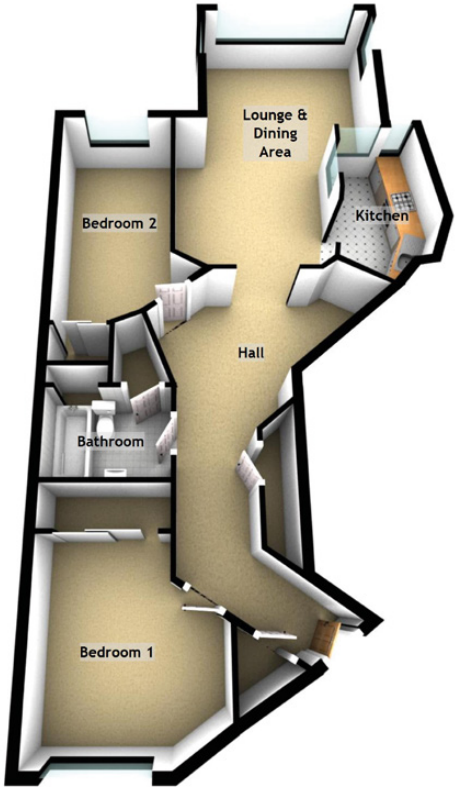


34, 1/3
St Andrews Square

St Andrews Square is close to the heart of the financial district and is conveniently located close to the city centre. The area surrounding St Andrews Square offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It is also within close proximity to SECC, Hydro, Clyde Auditorium. The area benefits from frequent public transport with easy access to central train station, St Enoch's and Bridge Street subway stations. The city centre is only a short walk away. The main rail networks are less than one mile away. The M8/M80 road networks ensure easy access to Scotland's arterial road network.

Part Exchange available. McEwan Fraser Legal are delighted to present this two double bedroom apartment to the market in the heart of Glasgow city centre. Internally, the property has been maintained to a high standard, and is flooded with natural light. You enter the property through a hallway which takes you the main reception room directly ahead. This is a large and versatile space which could accommodate a vast array of free standing furniture. The kitchen complete with floor to ceiling units, integrated hob, electric oven, space for dishwasher, fridge and freezer and washing machine alongside ample prep and storage space for the aspiring chef. The two bedrooms are bright airy and generous in size, both allow for free standing furniture and come complete with built in storage. The family bathroom completes the property internally, with shower over bath, WC and wash hand basin. The property also benefits form double glazing, electric heating, generous storage throughout, as well as secure door entry system.

Early viewing is recommended to avoid disappointment.



Specifications
Floor plan & Map

Approximate Dimensions
(Taken from the widest point)

Lounge & Dining Area	6.39m (21') x 0.36m (1'2")
Kitchen	4.24m (13'11") x 1.82m (6')
Bedroom 1	3.45m (11'4") x 3.19m (10'6")
Bedroom 2	4.58m (15') x 2.29m (7'6")
Bathroom	2.32m (7'7") x 1.67m (5'6")

Gross internal floor area (m^2) - 68m^2

EPC Rating - C

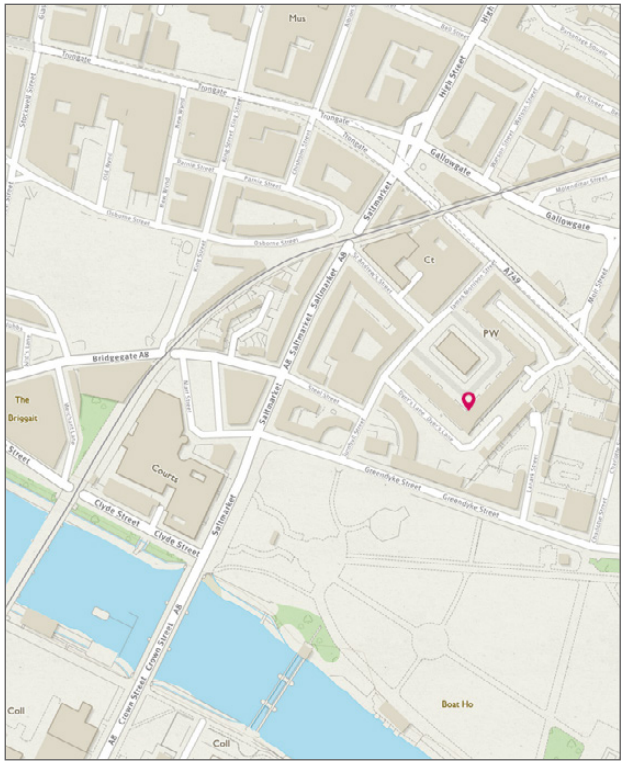


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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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. 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 brochure 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.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 THE SUNDAY TIMES THE TIMES



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