





McEwan Fraser Legal

Solicitors & Estate Agents

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GLASGOW, G1 1HJ











Glasgow Skyline, St Enoch Shopping Centre, Gallery Of Modern Art, Riverside Museum and The Queen Elizabeth University Hospital

GLASGOW

Glasgow's ever popular and trendy Merchant City is a great place to live and commute from. The transport links by bus and rail are only two minutes walk away, as is the thriving nightlife all around 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 and the scenic Loch Lomond are easily accessible on a daily basis. The airport is attainable by bus or taxi in only twenty minutes.

A vast selection of schools, shops, bars, top class restaurants and amenities all lie within easy reach of the area, as do both Strathclyde and Caledonian Universities. Given the locale and facilities, the Merchant City makes a very popular and incredibly stylish place to call home.

McEwan Fraser Legal are delighted to present to the market this very stylish one bedroom apartment set in one of Glasgow's most iconic buildings; 'Scott House' at 16 South Frederick Street. Ideally situated opposite George Square and recognised by many as a triumph in the redevelopment of Glasgow's precious architecture, this handsome building is full of charm and character. Set in the heart of the thriving Merchant City, the apartment sits in the middle of the best social and lifestyle scene Glasgow has to offer.

1/4, 16 SOUTH FREDERICK STREET

Apartment 1/4 is a classic example of the fantastic accommodation on offer in the building. This contemporary apartment enjoys excellent proportions and high levels of natural light throughout.

The spacious open plan lounge/kitchen/diner showcasing high ceilings, beautiful wood flooring and a feature fireplace give the room an impressive sense of space and relaxation. The large windows not only allow the light to flood in but also offer lovely views down to the heart of the city.

The stunning kitchen is very cleverly positioned in a self-contained area, and its design allows the space to remain bright while at the same time separated for added convenience. The stylish oak units are contemporary and are complemented by the attractive tiled walls and wooden flooring. Cooking is via an electric double oven and induction hob.

The spacious hallway currently makes a welcoming reception area and there is plenty of storage space throughout the apartment to keep it looking pristine and clutter free.

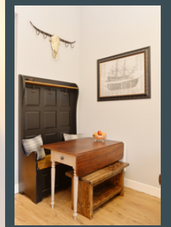
The tiled bathroom is beautifully presented, with a white suite and a mains shower over the bath, offering an endless supply of piping hot water for long relaxing showers. The bedroom is spacious and boasts large built in wardrobes and plenty of room for free standing furniture. The clever use of the built-in storage area offers a fantastic home office or study space. The apartment is always kept warm, comfortable and secure, courtesy of the central heating and the secure entry system.

We understand parking facilities for city centre apartments are available for approx £85 pcm at discounted rates via NCP car parks. Whilst we believe this to be factually correct, potential purchasers should satisfy themselves regarding current rates availability.

Early viewing is advised for discerning viewers with busy lifestyle's and impeccable tastes, looking for a fantastic Merchant City apartment that oozes charm, style and sophistication.















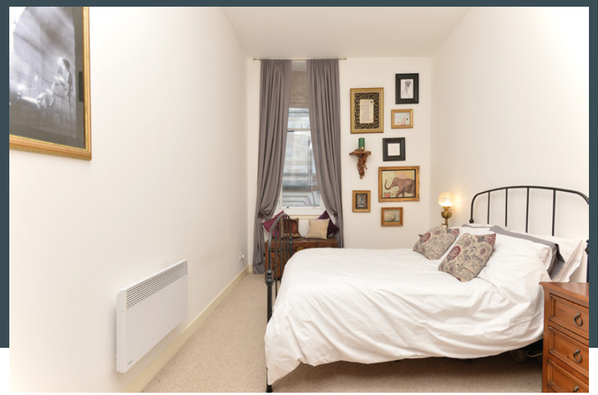




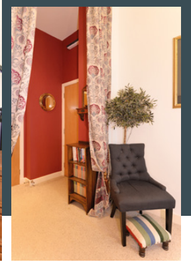






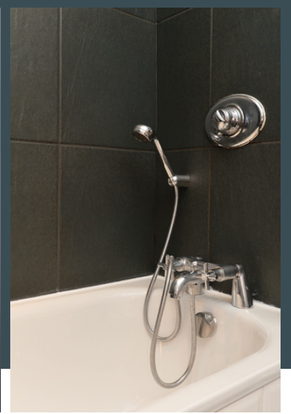




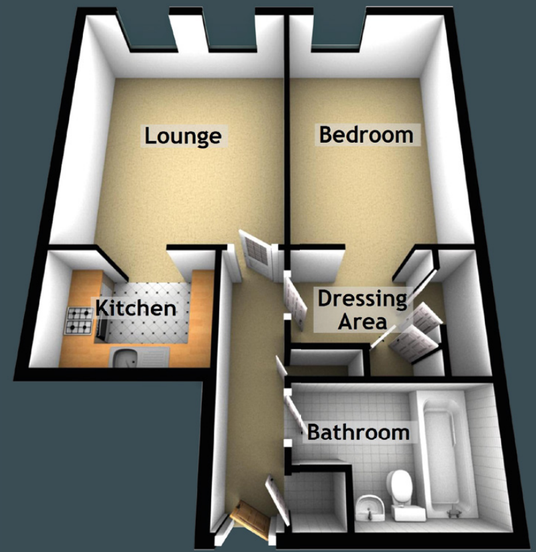








SPECIFICATIONS

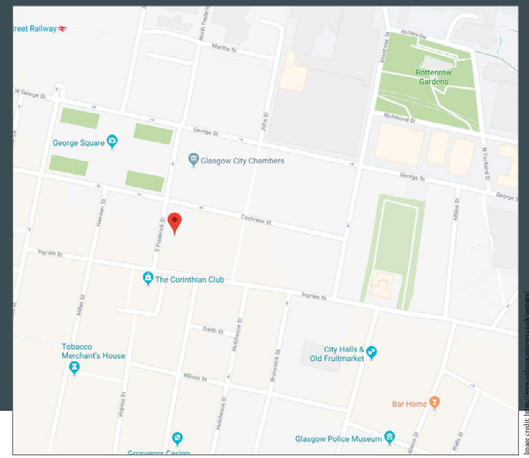


Approximate Dimensions
(Taken from the widest point)

Lounge	4.68m (15'4") x 3.72m (12'2")
Kitchen	2.64m (8'8") x 1.86m (6'1")
Bedroom	4.68m (15'4") x 2.93m (9'7")
Dressing Area	2.24m (7'4") x 1.49m (4'11")
Bathroom	2.93m (9'7") x 1.95m (6'5")

Gross internal floor area (m^2): 54m^2

EPC Rating: D









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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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Professional photography
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Photographer



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