




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

5/1, 75 Dunlop Street
GLASGOW, G1 4ET

Glasgow

This beautiful fifth floor apartment is positioned perfectly within the vibrant city centre and offers plentiful amenities all around it. Some of the best shopping, bars, cafes, and restaurants Glasgow has to offer are within a five-minute walk. It is perfectly placed for commuting to Universities or indeed working anywhere within the city or surrounding area. Only ten minutes from the motorway network and with great rail, bus and underground links close at hand for easy commuting anywhere around the city, it makes an ideal place to call home.

We are delighted to bring to the market this stunning two bedroom apartment, set in an enviable position with great views towards the River Clyde and the surrounding rooftops of the city centre.

The apartment has been very cleverly designed to offer an abundance of free-flowing space and the maximum amount of natural light available. The sense of relaxation experienced from sitting in the lounge or from the stunning riverside view seen from the west facing balcony is quite exceptional and are yet another jewel in the crowning glory of this perfect and highly aspirational apartment.



Views from the property & The Property Location



5/1, 75 Dunlop Street

The spacious lounge/kitchen/diner offers a plethora of design options for various furniture configurations and benefits from a stunning wall of glass with fitted sliding doors that give access to the balcony. It makes a perfect spot to relax with a glass of wine after a hard day at the office.

The sleek kitchen is a feast of minimalist design, finished in cream tones with a built in double electric oven and integrated fridge freezer and dishwasher. The clever design of the island unit contains a gas hob and a stainless steel designer extractor hood that's very contemporary. Given the generous proportions of the room, there is ample space for the dining table, offering space to enjoy a meal whilst entertaining friends and family.

The tiled bathroom looks as good as the day it was built, fresh, bright and spacious with a clean white suite, turquoise designer bowl sink, and a mains shower and screen over the bath.

The two double bedrooms have an abundance of natural light to greet you in the morning, with ample room for free-standing furniture and stylish wall to wall sliding opaque glass wardrobes. The master bedroom as expected in the executive apartment is en-suite and

includes a large luxury standalone shower enclosure with a mains shower and a designer bowl sink on a stylish wooden pedestal unit. There is also a handy utility room with a washer/dryer and lots of extra space for storage.

The double glazing, gas central heating, and secure entry system ensure the apartment is always warm, comfortable and very secure. The flat has been equipped with an ultra-fast broadband internet connection, with speeds of up to 1Gb per second. Although very economical, gas and electric consumption are monitored via the latest smart meters. There is a lift service for convenience and a communal courtyard. Parking is provided in the underground secure car park with one allocated parking space.

For convenience, there is a state of the art twenty four hour access gym, which is located at the base of the building and we understand a discounted membership is offered to residents of the building.

Early viewing is strongly advised for anyone looking for a unique and rarely available centrally located city apartment that boasts style, sophistication, and chic urban living accommodation.



LOUNGE



KITCHEN





Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.10m (26'7") x 4.00m (13'1")
Utility/Study	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.30m (7'7") x 1.90m (6'3")

Gross internal floor area (m²)

86m²

EPC Rating

B





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer