





McEwan Fraser Legal

Solicitors & Estate Agents

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3/1 54 Minerva Way

GLASGOW, G3 8GD

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Minerva Way in the popular area of Finnieston is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten-minute walk to 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 are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, including the trendy west end, making it an incredibly popular place to call home.

We are delighted to offer to the market this immaculate three bedroom, top floor apartment. This highly aspirational property has been meticulously planned to create a spacious, low maintenance, this design-led home that boasts modern urban living accommodation in the iconic Minerva Way development, and comes complete with the added advantage of a private secure parking space.

This is the perfect apartment for entertaining. The kitchen/diner is well equipped, with streamlined work surfaces over maple unit doors. With an electric oven, gas hob and ample space for the freestanding washing machine, dishwasher and side by side integrated fridge and freezer, it's designed for convenience and functionality. There's ample room for a formal dining table to entertain friends and family.

The extensive glazing in the lounge makes the most of the natural light, to create a modern and contemporary ambience. The views towards the Hydro and a plethora of other landmark buildings light up the night sky and make a great backdrop for a relaxing evening spent on the sizeable balcony. Clear, crisp and contemporary styling continues into the three bedrooms with the convenience of bespoke fitted wardrobes. The master bedroom has an en-suite which features a large walk-in cubicle, while the main bathroom is partly tiled, with a bath, toilet, sink, built-in storage and a mains shower over the bath.

Storage is a necessity in modern living and the apartment has generous integral storage in all of the bedrooms, as well as a cupboard in the hallway.

The mezzanine level offers a plethora of uses and could easily facilitate a gym area, home office, or perhaps even a fourth bedroom.

The property is serviced by central heating to radiators. Residents can also enjoy further peace of mind with double glazing, and a security door entry handset.

Externally, there is the added bonus of a secure private parking bay.

Some apartments tick all the boxes and this is certainly one of them. The extremely spacious nature of the modern apartment, the walk-in condition, and the virtual insatiable demand currently being experienced for first class accommodation in the immediate area make this one for any professional couples viewing list. At present these excellent properties are still affordable, early viewing is advised.


LOUNGE










KITCHEN




VIEW


BEDROOM ONE






UPPER MAZZANINE






BATHROOM


BEDROOM TWO



PROPERTY SPECIFICATIONS

Approximate Dimensions
(Ta from the widest point)

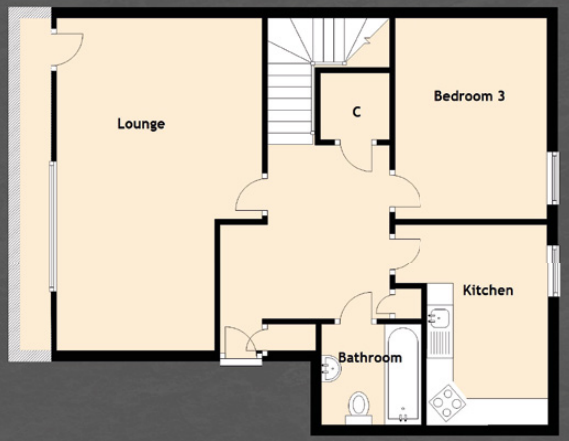
Lounge	6.30m (20'8") x 3.90m (12'10")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Upper Mazzanine	4.20m (13'9") x 3.70m (12'2")
Master Bedroom	3.80m (12'6") x 2.90m (9'6")
En-Suite	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	3.80m (12'6") x 2.90m (9'6")

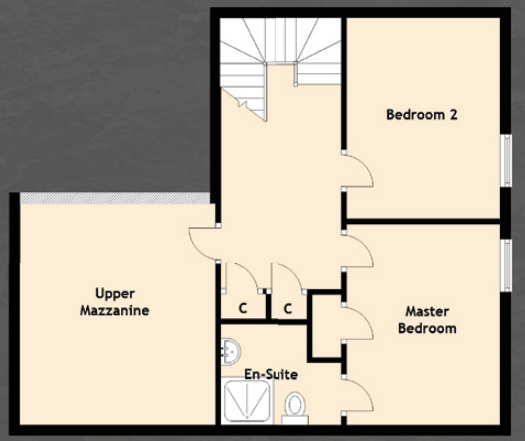
Gross internal floor area (m²)

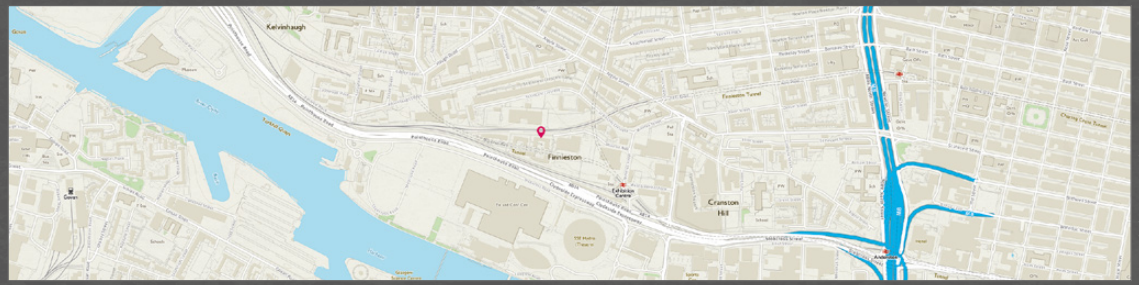
115m²

EPC Rating

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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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