




McEwan Fraser Legal
 Solicitors & Estate Agents
 0141 404 5474

1/1, 100 Clyde Street
 GLASGOW, G1 4LH



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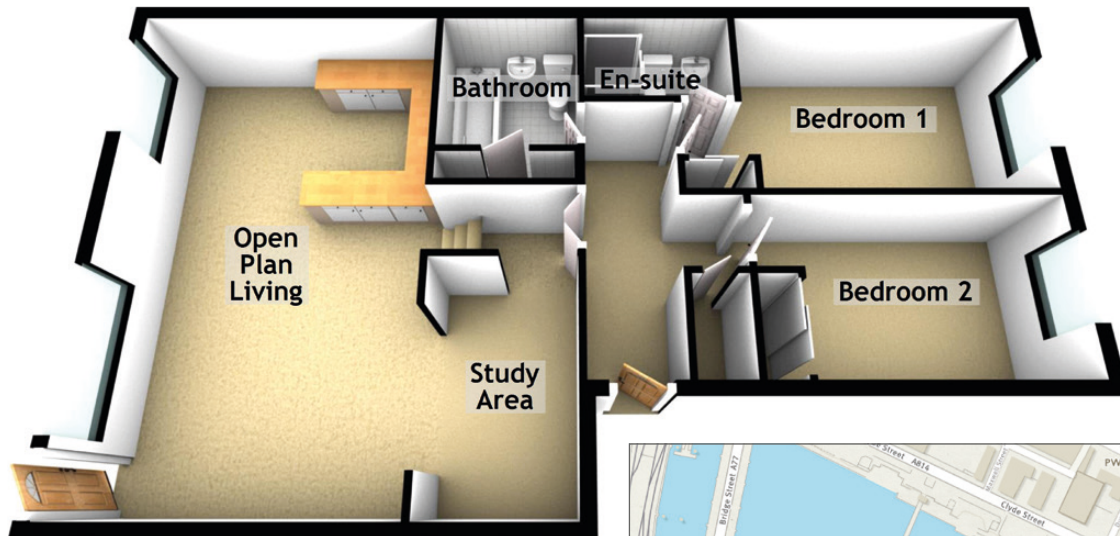
We are delighted to bring to the market this stunning two bedroom apartment, set in an enviable first-floor position with what could arguably be described as the best views of the river Clyde anyone could ever desire. The apartment has been very cleverly designed to offer an abundance of free-flowing space and the maximum amount of natural available light. The sense of relaxation from the stunning riverside view seen from both the living room and the balcony are quite exceptional and are yet another jewel in the crowning glory of this perfect city apartment.

The spacious lounge/kitchen/diner offers a plethora of design options for various furniture configurations and benefits from a stunning wall of glass that gives access to the balcony. It makes a perfect spot to relax with a glass of wine after a hard day at the office. The kitchen is finished in a range of grey floor and wall mounted cabinets with a built-in electric oven/hob and integrated fridge freezer and dishwasher with a freestanding washing machine. Given the generous proportions of the room, there is ample space for a dining table, offering space to enjoy a meal whilst entertaining friends and family. The clever design of the room with the mezzanine level offers a great extra space for a potential home office/study area. The tiled bathroom is fresh, bright and spacious with a clean white suite including a bath. The double bedrooms both have ample room for free-standing furniture and stylish built-in wardrobes. The master bedroom as expected in this executive apartment is en-suite and includes a large luxury standalone shower enclosure with an electric shower and a designer sink and pedestal unit.

To keep the apartment tidy, there are ample storage cupboards. The double glazing, Dimplex energy efficient electric storage heaters and a secure entry system ensure the apartment is always warm, comfortable and very secure. There is a lift service for convenience and residents secure car parking is provided to the rear with one allocated parking space.

Some properties just seem to tick all the boxes and this is certainly one of them. Early viewing is strongly advised for anyone looking for a unique and rarely available centrally located city apartment that oozes style, sophistication, and chic urban living accommodation. Alternately for a Buy-To-Let landlord on Airbnb, this is a AAA grade offering.





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.85m (22'6") x 4.16m (13'8")
Study Area	3.19m (10'6") x 1.79m (5'10")
Bedroom 1	5.20m (17'1") x 2.70m (8'10")
Bedroom 2	3.88m (12'9") x 2.44m (8')
Bathroom	1.91m (6'3") x 1.87m (6'2")
En-suite	2.06m (6'9") x 1.29m (4'3")

Gross internal floor area (m²): 79m²
EPC Rating: C

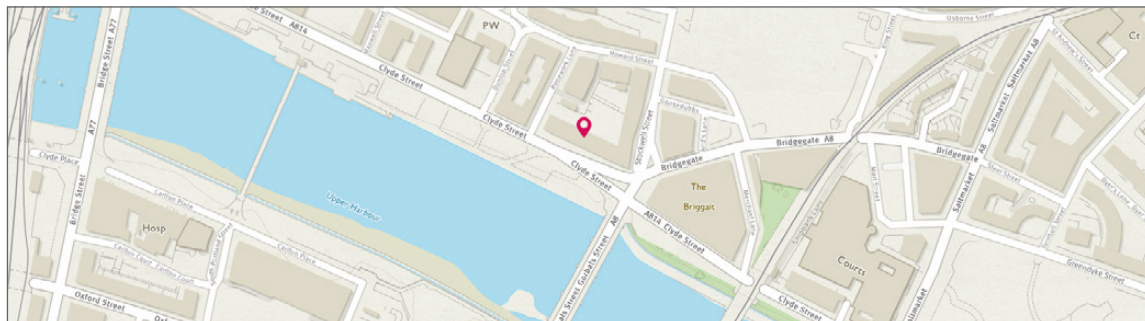


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McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer