



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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3/2, 260 West Princes Street

GLASGOW, G4 9DP

# 3/2,260 WEST PRINCES STREET GLASGOW, G4 9DP

This fantastic apartment is ideally placed for those who like to be at the centre of the excitement of the city. Perfect for both working and socialising, this property is not only in a prime location but great transport links to the M8/M74/M77 motorways are all within a few minutes drive away. The property is also ideally placed for other key transport links including Buchanan Bus Station, Queen Street and Central Station and Kelvinbridge subway station. Glasgow's thriving city centre is right on your doorstep with a huge choice of fine restaurants, bars, cafés and the world famous 'Style Mile', not to mention the trendy West End less than ten minutes away and Merchant City is a thirty minute walk or fifteen minutes by subway. Also conveniently located for students, Glasgow University, Glasgow School of Art, Caledonian and Strathclyde Universities and all City of Glasgow College campuses are within walking distance.

Part Exchange available. We are delighted to bring to the market this excellent two bedroom period apartment, offered in beautiful condition and benefiting from an array of unspoilt period features.

Accommodation comprises of a bright and spacious, south facing lounge with a beautiful bright bay window and high ceilings, offering a very comfortable and peaceful room to relax in.

The dining/kitchen is finished in beige fitted

units with a cooker, there's ample space for the washing machine, fridge freezer and microwave. Free-standing appliances and all furniture may be available by separate negotiation.

The modern bathroom is fresh and bright, fully tiled with a white suite and a mains shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers.

The accommodation includes two spacious, south facing double bedrooms, both have ample room for free-standing furniture. There is also an abundance of great storage cupboards to help keep the apartment clutter free.

The double glazing, extra insulation (recently fitted), central heating (with recently replaced boiler, fifteen months ago) and secure entry system, all help to ensure the apartment is always warm, comfortable and very secure. Communal garden space to the rear. Residents parking is on-street, adjacent to the front of the building and by paid permit, we understand costs to be very reasonable, however for accuracy prospective purchasers should satisfy themselves of the residents parking charges.

Early viewing is strongly advised for this perfect apartment with untapped further potential, set in a very popular location.



# SPECIFICATIONS

Approximate Dimensions  
(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 5.72m (18'9") x 3.80m (12'6")  |
| Kitchen   | 4.16m (13'8") x 3.93m (12'11") |
| Utility   | 1.50m (4'11") x 1.40m (4'7")   |
| Bedroom 1 | 4.80m (15'9") x 3.60m (11'10") |
| Bedroom 2 | 4.50m (14'9") x 2.90m (9'6")   |
| Bathroom  | 2.50m (8'2") x 1.50m (4'11")   |

Gross internal floor area (m<sup>2</sup>) - 87m<sup>2</sup>

EPC Rating - C

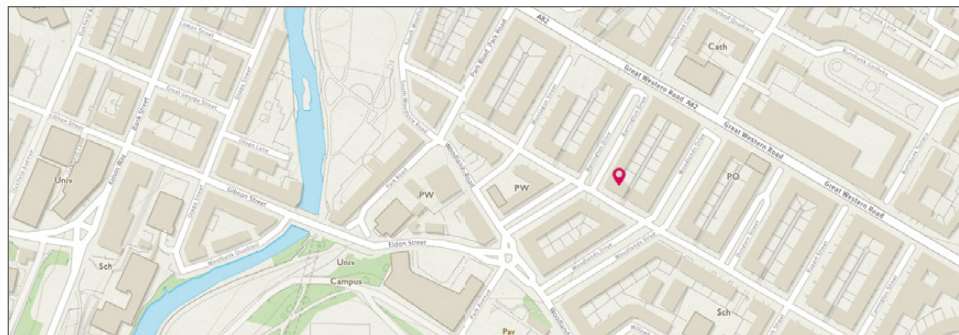


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Part  
Exchange  
Available

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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.



Text and description  
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