

0/1, 2, ALBION GATE  
MERCHANT CITY, GLASGOW, G1 1HF

CURRAN & CO  
PROPERTY



0/1, 2, ALBION GATE  
MERCHANT CITY, GLASGOW, G1 1HF

OFFERS OVER £110,000



'Charming, spacious and versatile studio apartment, situated in the heart of Glasgow's Merchant City'

- Exclusive Gated Development
- Spacious Lounge / Bedroom
- Separate Modern Kitchen
- Contemporary Shower Room
- Electric Heating & Double Glazing
- Manicured Communal Grounds
- Zoned Permit Parking
- Council Tax Band B



#### Description

This charming elevated ground studio apartment forms part of an exclusive gated development situated in the heart of Glasgow's Merchant City. The property is spacious and versatile, with ample storage space, and has been extensively upgraded by the current owner to a high standard throughout. An ideal first time buy or investment, early viewing is highly recommended.

Entered through a well-maintained communal stair, via a secure door entry system and gated access from the street, the accommodation comprises: entrance hall with expansive fitted wardrobes and a storage cupboard; generously-proportioned lounge/bedroom with ample flexible space for designated sleeping, living and working areas; modern, well-equipped kitchen with base and wall-mounted units, 'subway' tiled splashback, integrated oven, ceramic hob and extractor hood and contemporary shower room with double-size shower cubicle, electric shower, heated chrome towel-rail, white two-piece suite and sizable

storage cupboard.

Further benefits of this property include electric radiators throughout (one of which can be operated remotely by a smartphone), double glazing and low energy light fittings. Externally there are beautifully manicured communal grounds.

#### Extras

Extras to be included in the sale are all floor coverings, blinds and integrated kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band E.

#### Parking

Zoned permit parking is available on surrounding streets for residents, with pay and display bays and an NCP carpark for visitor parking.

#### Location

Forming part of Glasgow's City centre, Merchant

City is one of Glasgow's oldest and most stylish districts. Renowned for its mix of commercial and residential developments, the area boasts a wealth of amenities including both general and specialist shopping, wine bars, cafes and esteemed restaurants. In addition to the vibrant social scene, Glasgow's International Financial Services District, Strathclyde & Caledonian Universities and Glasgow School of Art are within close proximity, making the neighbourhood an ideal choice for those working or studying in the city. Excellent public transport links provide regular access around the city and surrounding areas, with both Queen Street and Central Train Stations within easy reach. By car, access to the major motorway network is a short driving distance.

#### Viewing

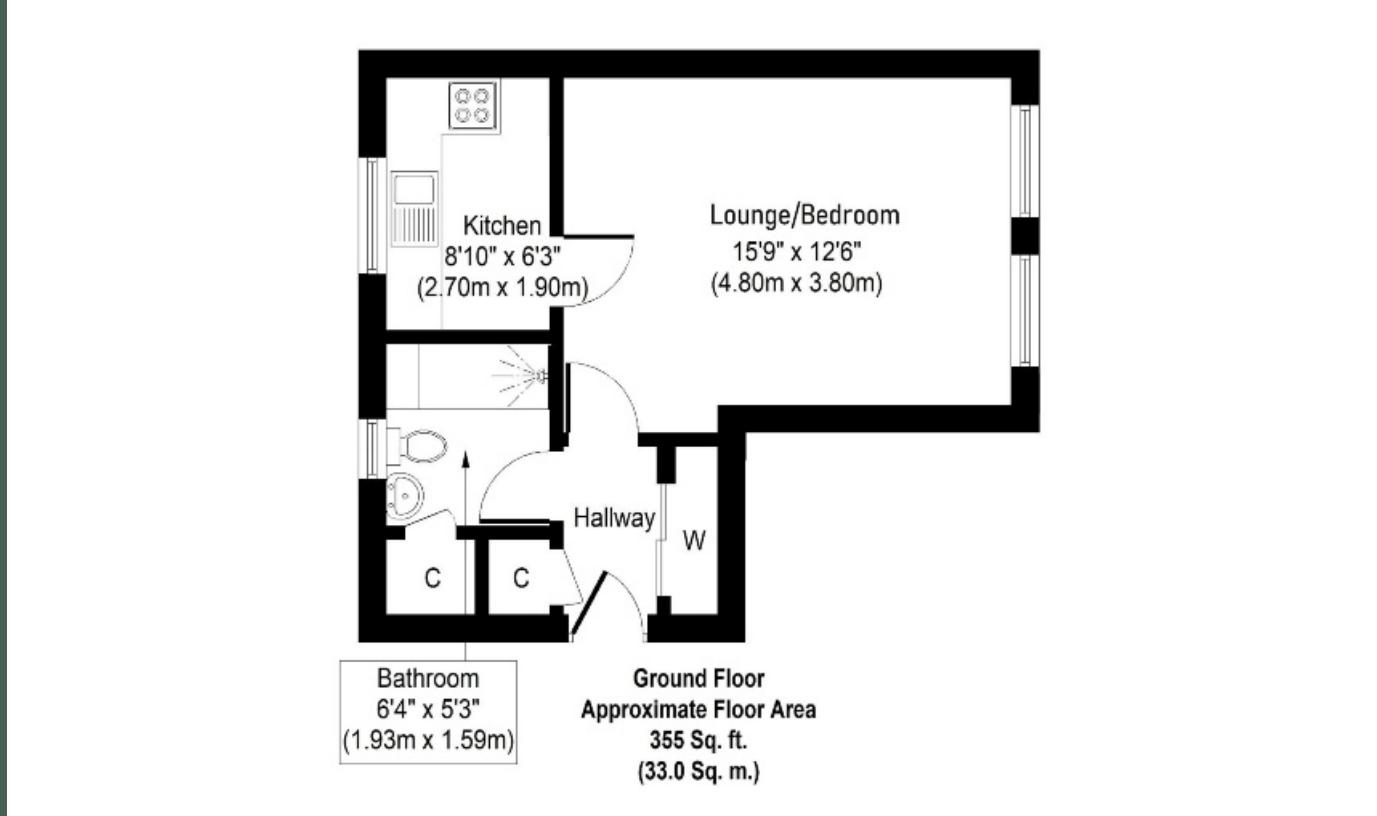
Viewing is by appointment only. Please contact our office to arrange.





33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177  
E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)  
W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



#### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.