

Third Floor Flat

3/2, The Beresford Building, 460 Sauchiehall Street, GLASGOW, G2 3JU

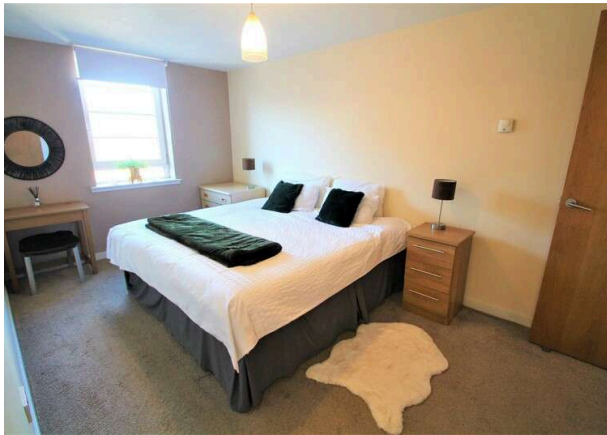
Fixed Price £195,000



properties

Solicitors and Estate Agents





Description

Forming part of the iconic Beresford Building on Glasgow's vibrant Sauchiehall Street this spacious two bedroom apartment offers fabulous city centre living. Built in the 1930's as accommodation for those attending Glasgow's Empire Exhibition and known affectionately as Glasgow's first Skyscraper this building commands a prominent position and is one of the city's most notable examples of Art Deco/Streamline Moderne architecture.

The most impressive entrance foyer welcomes you in and leads to the grand stairway and access to elevators serving all floors. There is a secure buzzer entry system and an on site Concierge whose office is within the entrance foyer. The atrium adds an extra special dimension to this building and there is a residents' courtyard on the first floor.

This stylish apartment sits on the third floor spanning some 86sqm and enjoys aspects to the west. A long reception hall leads to all the rooms and to a recessed cupboard housing the hot water tank. The neutral decor in this hallway continues throughout this apartment. There are two double bedrooms, the master of very generous proportion and complete with fitted wardrobe/cupboard and en-suite shower room. This bedroom has a broad window formation lending natural light and framing the aspects across the neighbouring rooftops and beyond. The en-suite has a broad shower cubicle and a wash hand basin and wc within a vanity unit. Bedroom two is to the opposite side of this apartment and is another nicely proportioned room with aspects towards the central atrium.

Worth particular mention is the open plan living-kitchen-diner which is the heart of this property and provides a comfortable space to relax and enjoy the company of friends and family. There are two broad window formations at the living room end with similar aspects to the master bedroom. The kitchen is very well appointed complete with oven & hob, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and chairs. The bathroom completes the accommodation and is of similar specification to the en-suite. There is a wc, wash hand basin and an over bath shower and curtain rail. The flooring and splash back tiling matches that of the en-suite.

The windows of this property are double glazed and there is under floor heating via a communal heating system.

The Beresford Building is positioned on Sauchiehall Street between Charing Cross and Rose Street and directly opposite Elmbank Street. This area forms part of the city's Avenues Project. There are a host of city centre amenities on your doorstep and Glasgow's West End and Finnieston districts are nearby. Those studying in the city centre are within easy reach of The Glasgow School of Art, The Royal Conservatoire of Scotland, The University of Strathclyde and Glasgow Caledonian University. It is also just a short distance to the University of Glasgow's West End Campus. Glasgow's Financial district and Merchant City are within close proximity and other nearby landmarks include The King's Theatre, Kelvingrove Park and Kelvingrove Art Gallery & Museum.

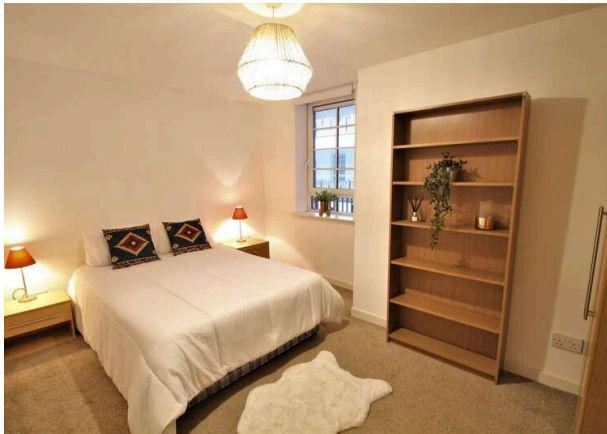
Room Dimensions

Reception hall	4.72 m x 2.46 m / 15'6" x 8'1"
Lounge/dining/kitchen	8.18 m x 4.19 m / 26'10" x 13'9"
Bedroom 1	4.70 m x 2.74 m / 15'5" x 9'0"
Bedroom 2	4.09 m x 3.00 m / 13'5" x 9'10"
Bathroom	2.77 m x 2.24 m / 9'1" x 7'4"
Ensuite	2.08 m x 2.34 m / 6'10" x 7'8"

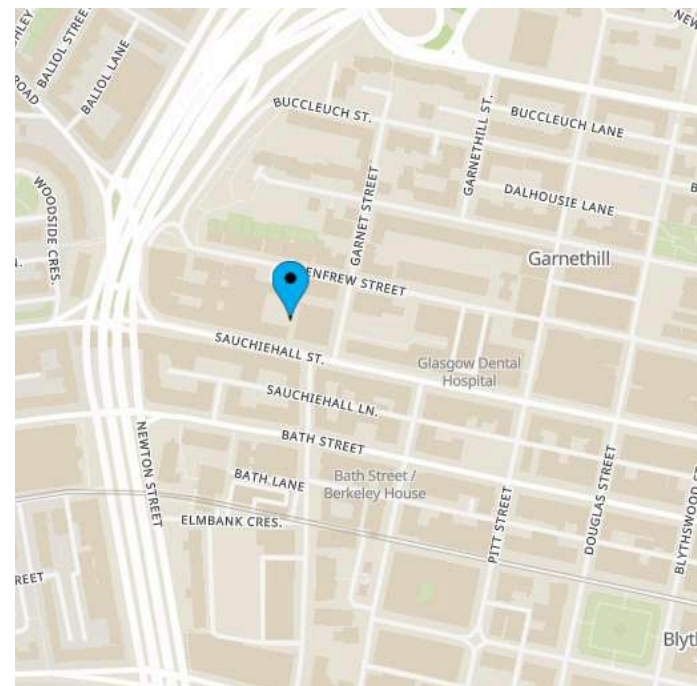
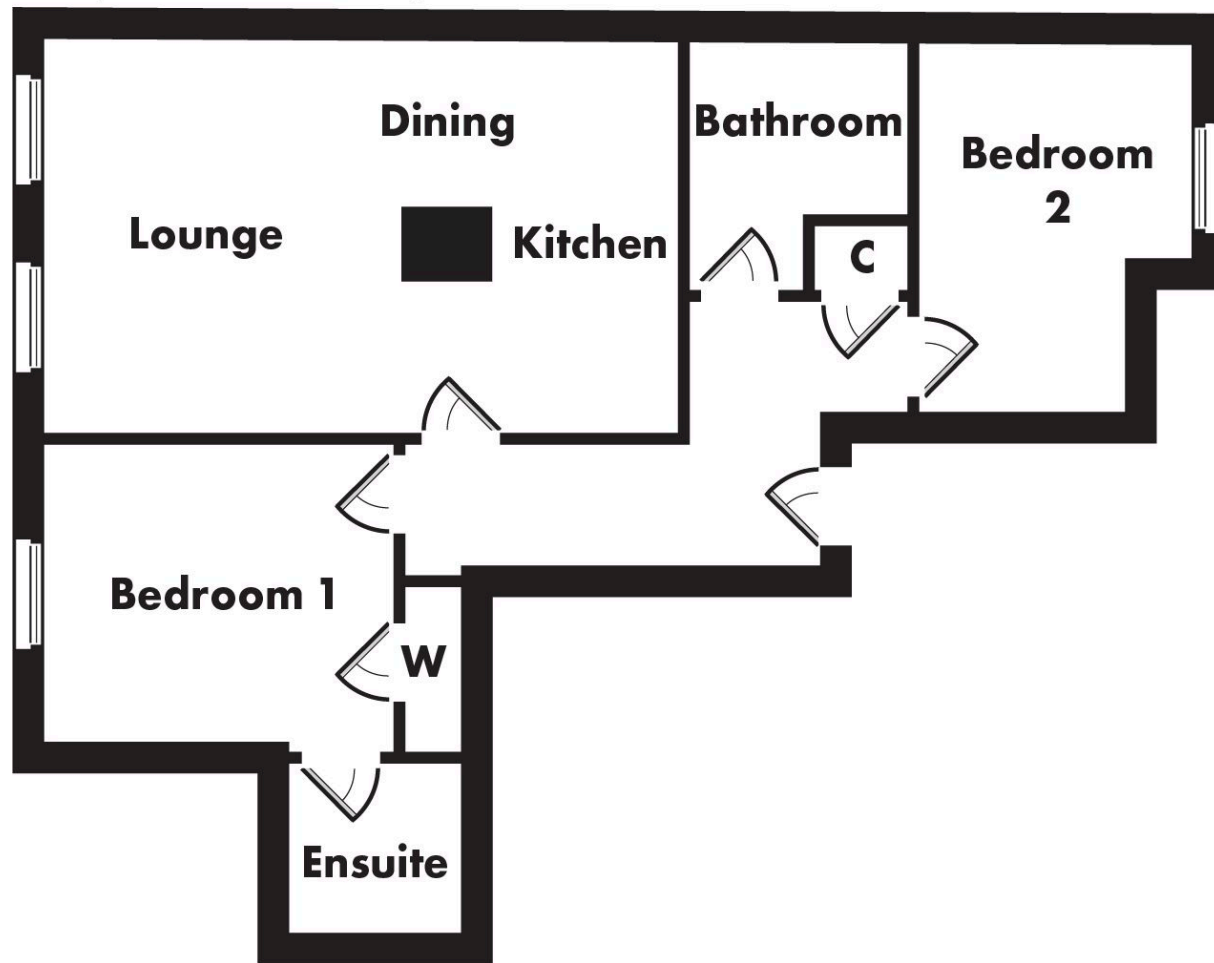
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Features

- Stylish two bedroom apartment
- Much admired building in prime city centre location
- Open plan lounge-kitchen-diner
- Integrated kitchen appliances
- Under floor heating system
- Double glazed windows
- On site Concierge



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling from Charing Cross, Glasgow City Centre proceed eastwards on Sauchiehall Street. The Beresford Building is positioned on your left opposite Elmbank Street.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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ESPC Ref: E467581

