

Fourth Floor Flat

Flat 4/1 Glasgow Harbour Terraces, Glasgow, G11 6BL

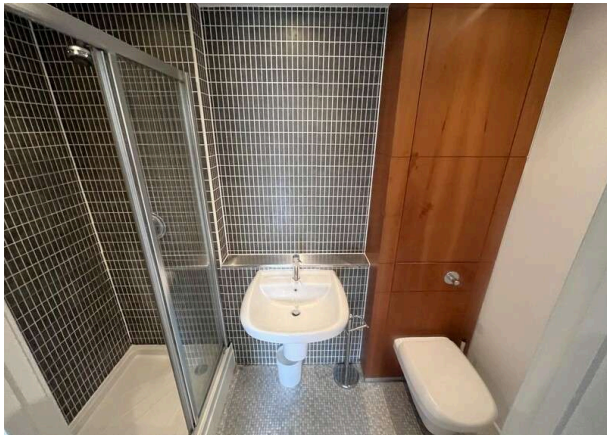
Fixed Price £210,000



properties

Solicitors and Estate Agents





Description

Impressive two bedroom fourth floor apartment forming part of the prestigious Taylor Wimpey development at Glasgow Harbour. Enjoying a delightful riverside position and within easy reach of Glasgow's West End and City Centre this property offers a wonderful opportunity for a variety of buyers.

The building has a video door entry system and very well maintained common entrance, stairwells and landings. An elevator provides access to all floors including the basement level where the secure underground car park is found. This flat sits on the fourth floor enjoying superb aspects across the West End skyline and beyond. To the rear both bedrooms overlook the central landscaped gardens.

This property is beautifully presented boasting newly laid laminate flooring in the bedrooms and lounge/dining/kitchen and the recently freshened decor compliments the modern fixtures and fittings.

An L-shaped reception hall links to all rooms including a utility room which has a handy worktop with washing machine below. The gas central heating boiler is housed here and the electrics found within a cupboard.

Worth particular mention is the fabulous open plan lounge, dining room and kitchen which offers a spacious and comfortable living space to relax and entertain. A broad window formation frames the open views to the north towards Partick and Glasgow's West End district. The kitchen is beautifully appointed complete with integrated fridge-freezer, dishwasher, Bosch oven and five ring gas hob with extractor chimney above.

Both bedrooms are of excellent proportion with ample storage space within built in wardrobes. The master en-suite has stylish tiling to splash back, a broad shower cubicle, wash hand basin and wc with cupboard above. The bathroom is equally well appointed again with tiling to splash back and a bath with over bath shower, wash hand basin and wc with cupboard above.

The windows are double glazed and there is a gas fired central heating system with Vaillant combination boiler.

An allocated parking space is available within the underground car park which has a fob controlled vehicle entry gate and keycode operated doors to the lift and stairwell.

Glasgow Harbour Terraces enjoys a superb location on the banks of the River Clyde lying just to the south of Partick and to the west of Finnieston & Glasgow City Centre. You are within easy reach of the vibrant West End of Glasgow which offers a host of bars, cafes and restaurants to be enjoyed. There is a local convenience store on Castlebank Street and a further wide selection of shops in Partick including a Lidl and Morrisons. Partick Train, Bus and Subway Station are within easy reach and there are excellent road links to Glasgow city centre, the Clyde Tunnel and M8 Motorway. Other nearby landmarks include Glasgow University, the Riverside Museum, the Hydro Arena and Kelvingrove Park.

Room Dimensions

Reception hall	3.61 m x 3.10 m / 11'10" x 10'2"
Lounge/dining/kitchen	5.77 m x 7.39 m / 18'11" x 24'3"
Bedroom 1	5.08 m x 3.66 m / 16'8" x 12'0"
Bedroom 2	3.89 m x 2.92 m / 12'9" x 9'7"
Utility Room	1.55 m x 1.37 m / 5'1" x 4'6"
Bathroom	3.10 m x 1.80 m / 10'2" x 5'11"
Ensuite	2.46 m x 1.30 m / 8'1" x 4'3"

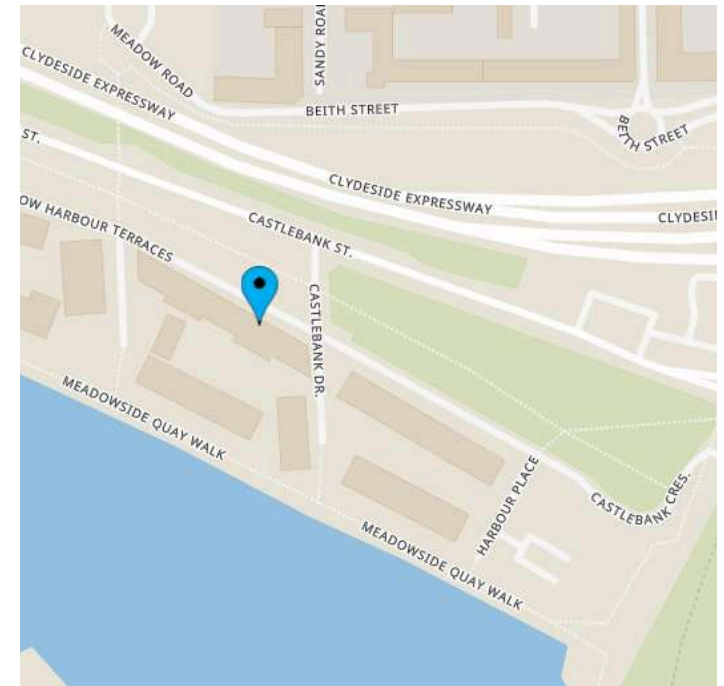
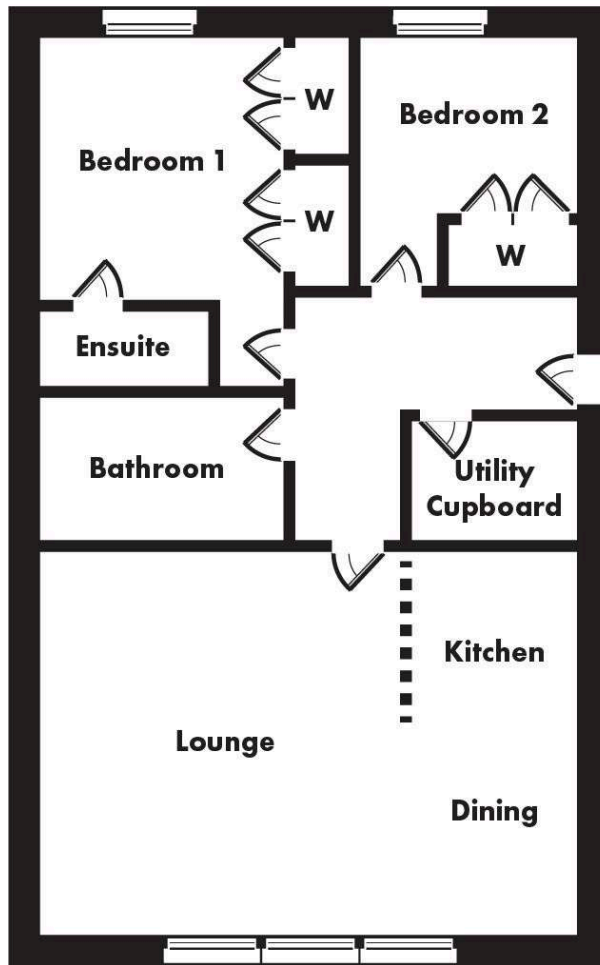
EPC: B

Features

Impressive two bedroom apartment
 Riverside location close to West End and City Centre
 Freshly decorated and new laminate flooring
 Principal bathroom and master en-suite shower room
 Open plan living, dining, kitchen
 Allocated parking space



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling westwards along Castlebank Street continue passing the BP Petrol Station on your right and then turn left onto Castlebank Drive. Number 319 Glasgow Harbour Terraces is within the building on your right hand side with pathway to the front of the building leading to the entrance door.

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.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

0141 331 0741



properties
Solicitors and Estate Agents

PRP properties is a trading name of PRP Legal Limited (Registered Company Number SC411714)

DISCLAIMER

Whilst we endeavour to make particulars as accurate as possible they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

ESPC Ref: E475329

