Two bedroom flat with private balcony and located within a popular development in the heart of Glasgow’s Financial district.

Important Notice:
1. These particulars do not form part of an offer or a contract of sale.
2. All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.
Viewing: By appointment with D.J. Alexander Legal, 49A Bath Street, Glasgow, G2 2DL. Telephone 0141 333 1345 or email glasgowsales@djalexanderlegal.co.uk. This property, and other properties offered by D.J. Alexander can be viewed at the websites www.djalexanderlegal.co.uk as well as at affiliated websites www.rightmove.co.uk and www.onthemarket.com.

Directions: Location map attached

Outgoings: Glasgow City Council

Council Tax Band: D

Energy Rating: Band D

Fixtures and Fittings: Other than fitted kitchen appliances, only items specifically mentioned in the particulars of sale are included in the sale price, however certain items may be available by separate negotiation.

Services: The property is supplied by mains water, electricity and drainage.

Local Authority: Glasgow City Council
City Chambers
George Square
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Factor: Redpath Bruce

Accommodation
Security controlled door entry, entrance vestibule, reception hall, spacious lounge with private balcony, well equipped kitchen, two double bedrooms with fitted family bathroom and private communal gardens.

Situation
Atlantic Apartments are located just off Argyle Street in the city centre. This is one of the main roads through Glasgow city centre and provides easy access to the wealth of shops, bars, restaurants and nightlife that the city has to offer. A Tesco supermarket is located within close proximity of the development and there is also a Marks and Spencer’s Simply food close by on Bothwell Street. The Merchant City, SECC, Kelvingrove Art Gallery and numerous health clubs are also close by.

The property benefits from easy access to public transport links including Glasgow Central rail station and St Enoch underground station. The nearby Clydebank Expressway provides access to the M8 motorway which in turn connects southbound to the M77 and north on the M80. The newly completed M74 extension now allows easy access through the south of the city towards the borders.

General Description
The building is accessed via a security controlled door entry system, which leads to an attractive communal entrance with concierge and access to the communal rear grounds. Internally this bright apartment has good sized accommodation and has a contemporary layout. The accommodation in full extends to private vestibule, entrance hallway, spacious lounge with entry to private balcony, kitchen with integrated appliances, two double bedrooms, bathroom with electric shower over bath.

The property further benefits from double glazed windows, electric heating system and private communal gardens.
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James Watt Street, Atlantic Apartments, Glasgow, G2 8NE

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