



Glasgow  
Flat 2/1, 73 Cook Street



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Occupying a prime position within a beautifully restored period building, and presented to market in truly exceptional condition throughout, this breathtaking two bedroom duplex apartment with wonderful external balcony, two master en suites and private allocated parking.

The property is located on the top floor of a highly successful residential development which is perfectly located within walking distance of Glasgow City centre and host of local amenities and excellent transport links. This stunning executive modern apartment offers a sense of space and light associated with urban 'loft style' living which is further endorsed by the outstanding quality of interior design. Prospective purchasers will be impressed by the attention to detail throughout and see exactly why this particular property stands out from the crowd.

Accessed via a handsome pillared entrance, private allocated parking can be found within the main court yard of the building, while peace of mind is aided via a security door entry system.

The enclosed floor plan and photographs

will provide a good indication to the overall size and layout of the property, however in brief the accommodation extends to: communal entrance with access to all floors, inviting reception hallway with adjacent wc, an immediately impressive open plan living space extending over 40 feet in length with an original oriel window dominating affairs, this vast space is clearly divided into: an expansive lounge with double height ceiling, adjacent dining provision and a clearly defined L-shaped kitchen comprising a range of contemporary wall and base mounted units and an impressive selection of integrated appliances.

The carpeted staircase extends to the first floor to reveal: a beautifully presented bedroom with access to both a well appointed en suite shower room and good sized external balcony, generously proportioned second double bedroom with direct access to an attractive en suite bathroom comprising a three piece suite with shower over bath.

In summary, this is an excellent example of a modern executive duplex apartment situated within a revered development and is sure to spark the interest of young professionals and mature couples alike.

### Viewing

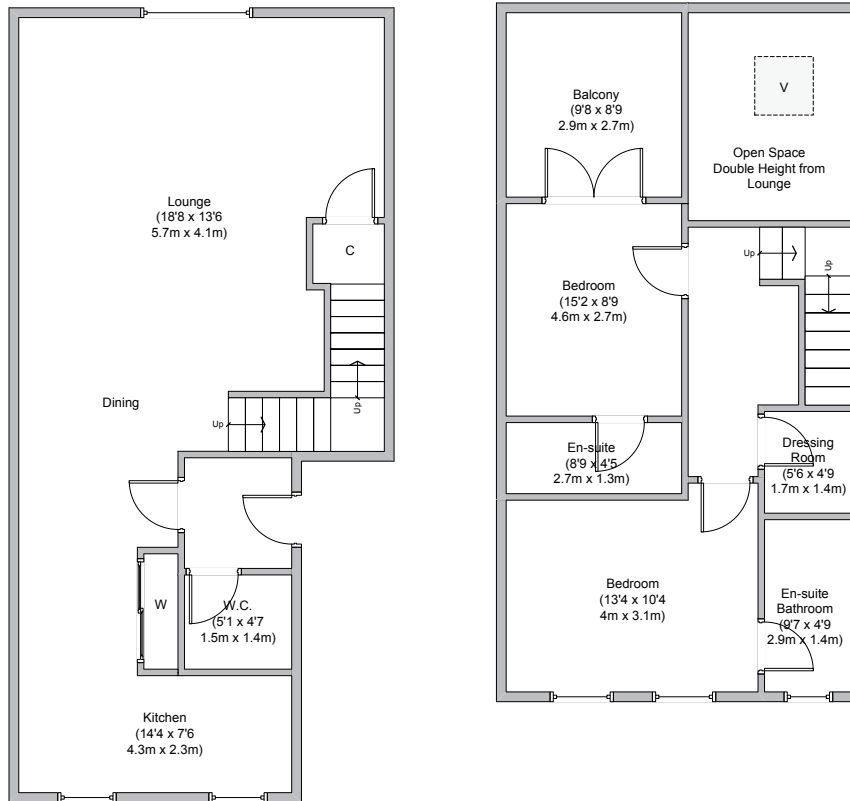
By appointment please through  
Clyde Property Shawlands  
**0141 571 3777**  
shawlands@clydeproperty.co.uk  
we're available till 8pm every day

**EER Rating** Band B

**Property Ref** JF7538



# Accommodation layout & measurements



Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material



## Location

The property benefits from a much sought after location with a selection of amenities along Paisley Road West including shopping in Glasgow City Centre nearby. Frequent public transport services provide rapid commuter access to the city centre and beyond by bus and train with West Street Subway only a short distance away. Near immediate access to the M8, M77 and M74 motorway networks make it an ideal location for commuting throughout the central belt and to Glasgow Airport.

For Satellite Navigation directions please enter the postcode: G5 8JN

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