



Lancefield Quay  
Glasgow  
G3 8JF

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## Fixed Price £179,950

This well presented modern flat has a bright, spacious interior and is situated in a prominent landmark building close to both Glasgow Centre and the West End.

The building itself is situated on the banks of the River Clyde and benefits from secure underground parking, security controlled entrance and lift access to all levels.

Access to the well-kept entrance hallway is through a security intercom system and from here to the two lifts at the far end along with a staircase leading to all levels.

Adjacent to this is a door that leads to the bin store area and the underground parking spaces.



## Home Report Valuation £180,000

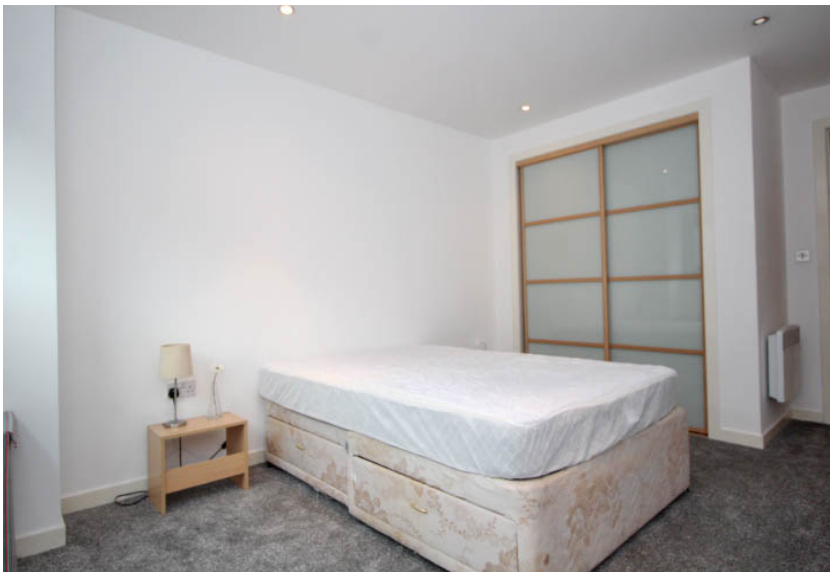
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Reference: HP714405  
Postcode: G3 8JF

Council Tax Band F

EPC Rating C



Internally this is one of the larger properties and has spacious accommodation throughout extending to c 950 sq ft which makes this a comfortable sized apartment.



The accommodation comprises long entrance hallway with a walk-in storage cupboard which also house is the central heating boiler.

The main public room comprises a large open lounge/ dining area which has a large window at the far side and space for either a dining or breakfast table and then at the far side of this is the open kitchen area.

The kitchen area itself has a range of modern floor and wall storage units incorporating built in hob and oven and integrated space for a fridge freezer.

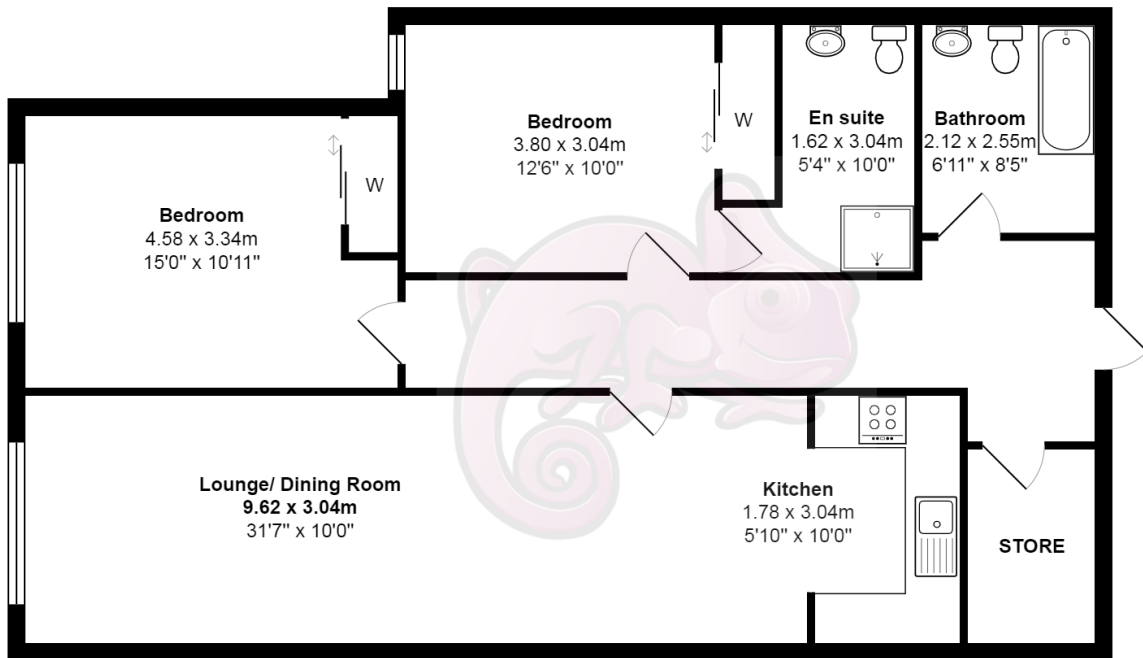


There are two double bedrooms (both of which have built in wardrobes) and the master with an en suite shower room . At the far side of the hallway is the main bathroom which a three-piece suite.

The property is heated with gas fired central heating has double glazing and viewing is recommended.

## Vendor Comments

*A great location by the Clyde and so handy for access to both the City Centre and the West End of Glasgow.*



Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Located on Lancefield Quay in the Finnieston area between Glasgow City Centre and Glasgow's West End, areas offering a fine selection of bars, restaurants and cafes and public transport links via bus and rail as well as subway links throughout the City offering access to the Southside, City Centre and West End. Glasgow's M8 Motorway Network will take the commuter to Stirling and Edinburgh City Centre as well as Glasgow's International Airport. Higher Education institutions to include Glasgow, Strathclyde and Caledonian Universities.





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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 may not be to scale.

