

Flat 3/4, 70 Miller Street

MERCHANT CITY, GLASGOW, G1 1DT



Iconic Grade 'B' listed two-bed, two-bath, blonde sandstone period maisonette dating from 1877, set within Glasgow's ever-popular Merchant City, walk-in condition



0141 404 5474



www.mcewanfraserlegal.co.uk

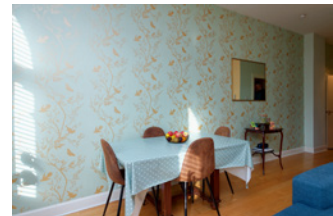
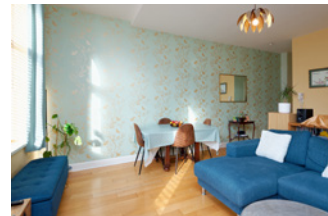


info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this excellent two-bedroom city maisonette, set within an enviable position in the heart of Glasgow's ever-popular Merchant City. The apartment has been cleverly designed to offer an abundance of free-flowing space over two floors. The sense of peace and relaxation experienced from sitting in the lounge, with the large arched windows flooding the room with light is evident, and yet another feature of this engaging and aspirational apartment.

THE LOUNGE



The spacious lounge/diner offers a plethora of design options for various furniture configurations. It makes a perfect spot to relax with a glass of wine after a hard day at the office. Given the generous proportions of the room, there's ample space for the dining table, offering space to enjoy a meal whilst entertaining friends and family.

THE KITCHEN



The galley kitchen is finished with a range of shaker units, with an electric oven and hob, stainless steel extractor hood and freestanding fridge freezer. This level of the property is completed by a WC off the hallway.





Moving to the upper level, the tiled bathroom is fresh, bright and spacious, with a white suite, turquoise glass pedestal with a designer bowl sink, and a mains shower over the bath. The two double bedrooms have an abundance of natural light to greet you in the morning, with ample room for free-standing furniture and built-in mirrored wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2



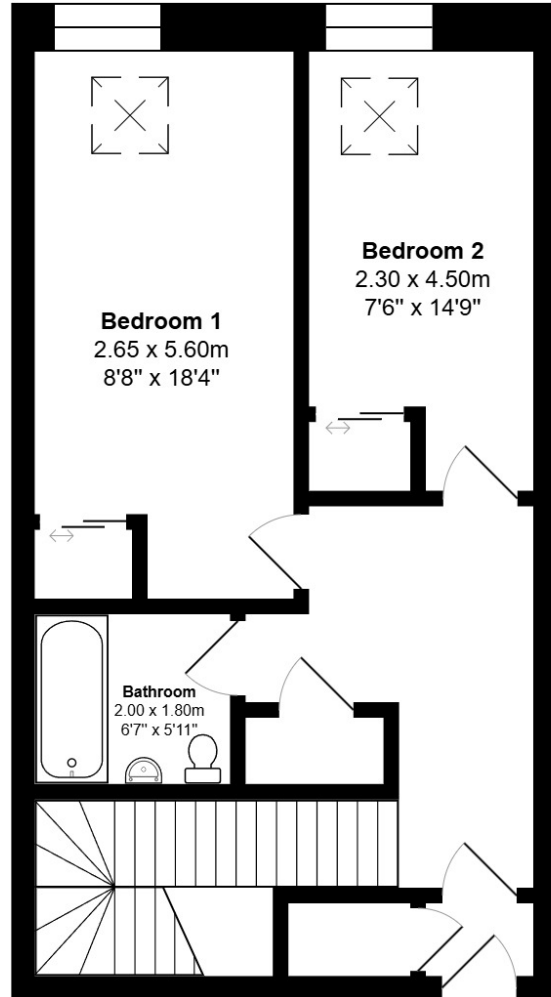
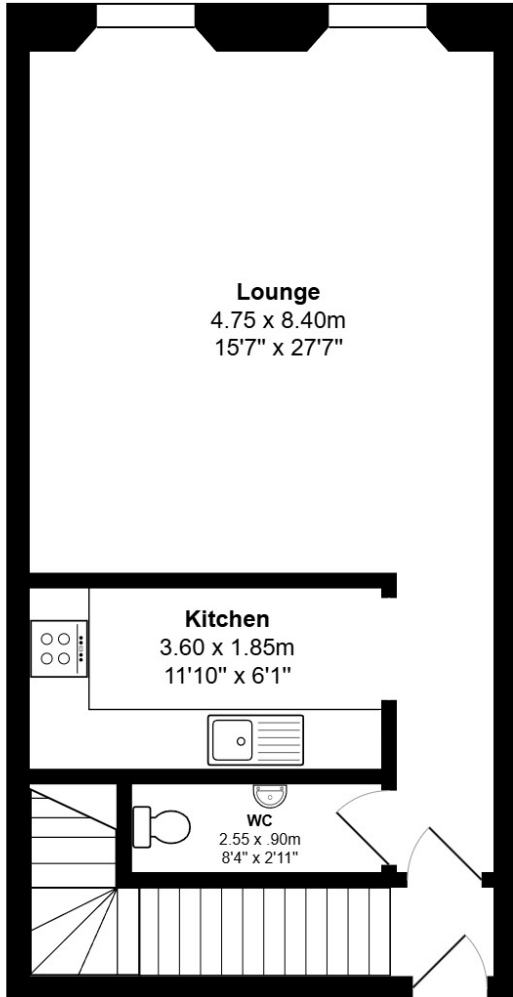
Electric panel heating, along with a secure entry system, ensures the apartment is always warm, comfortable and very secure. There is a lift service for convenience and the communal stairwells are well-kept and attractively panelled. There is an abundance of NCP car parks nearby providing secure parking.

Early viewing is strongly advised for anyone looking for a unique and rarely available centrally located city period apartment, offering real sophistication and stylish urban living accommodation.

COMMUNAL AREAS

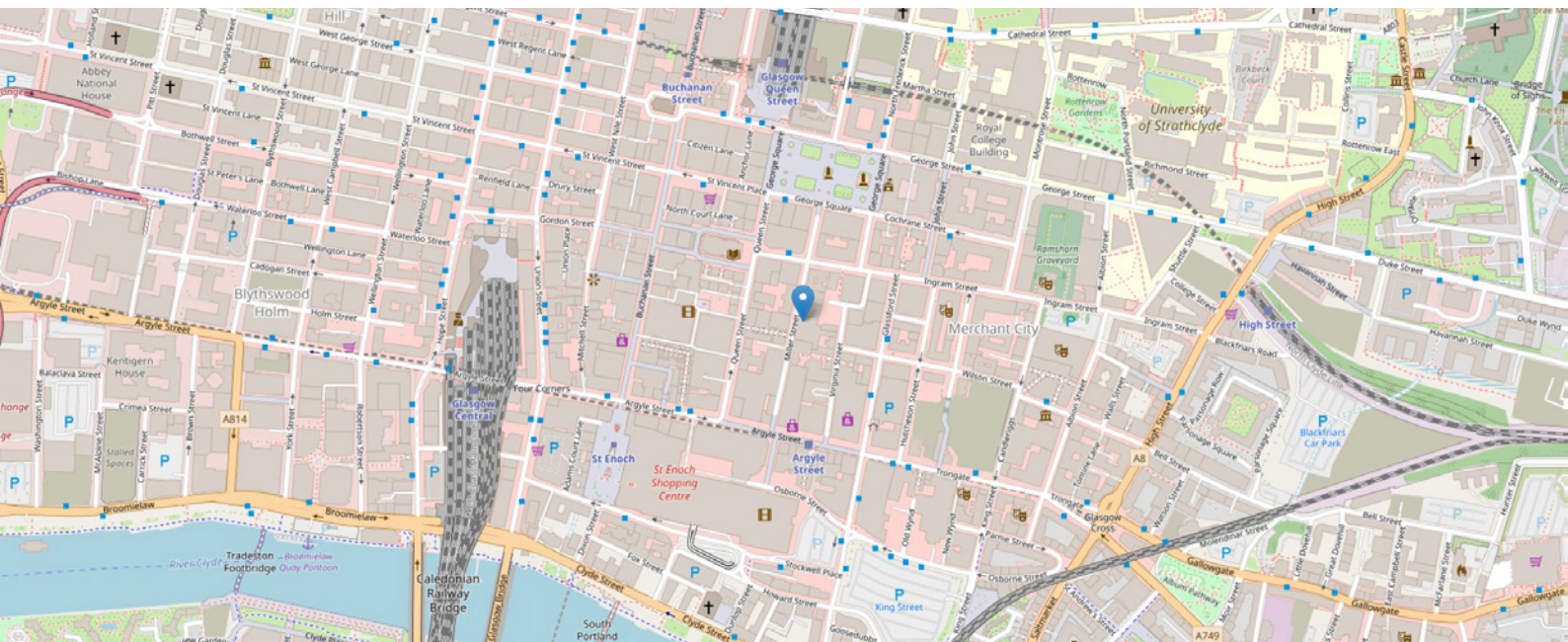


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m² | EPC Rating: D



THE LOCATION

Glasgow's ever-popular and trendy Merchant City is a great place to live and commute from. The transport links by bus and rail are literally five minutes away, as is the thriving nightlife all around this heart of Glasgow city centre.





For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The airport is attainable in only twenty minutes or so.

There is a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.