

Flat 0/1, 111 Cook Street

TRADESTON, GLASGOW, G5 8JQ



Exceptional opportunity, stylish two bed apartment, set within a beautiful on-trend industrial conversion, central location - close to city centre, Finnieston & Merchant City, private parking



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this stylish two-bedroom ground-floor apartment. Set within the eternally popular "Cook Street" development, close to the city centre and all the bars, cafe's restaurants in nearby Finnieston and the Merchant City. This spacious design-led property is ideal for anyone seeking a modern, well-appointed apartment, created from an iconic and incredibly stylish building. The development points lovingly to Glasgow's huge industrial heritage and is set within easy reach of the vibrant Merchant City and incredible shopping areas.

THE LOUNGE



Accommodation comprises; an entrance vestibule with a hallway leading to all apartments. The kitchen is finished with a range of natural wood units. Appliances include a gas hob, electric oven, freestanding washing machine, dishwasher and side-by-side fridge and freezer. Given the open plan layout extends into the lounge, it makes a perfect apartment for entertaining. There's ample space for a dining table and chairs, it's perfect for more relaxed dining with friends and family.

THE KITCHEN





Clear, crisp and contemporary styling continues into the two bedrooms, both of which benefit from ample space for freestanding furniture. The bathroom is finished in mosaic tiles with a white suite and a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

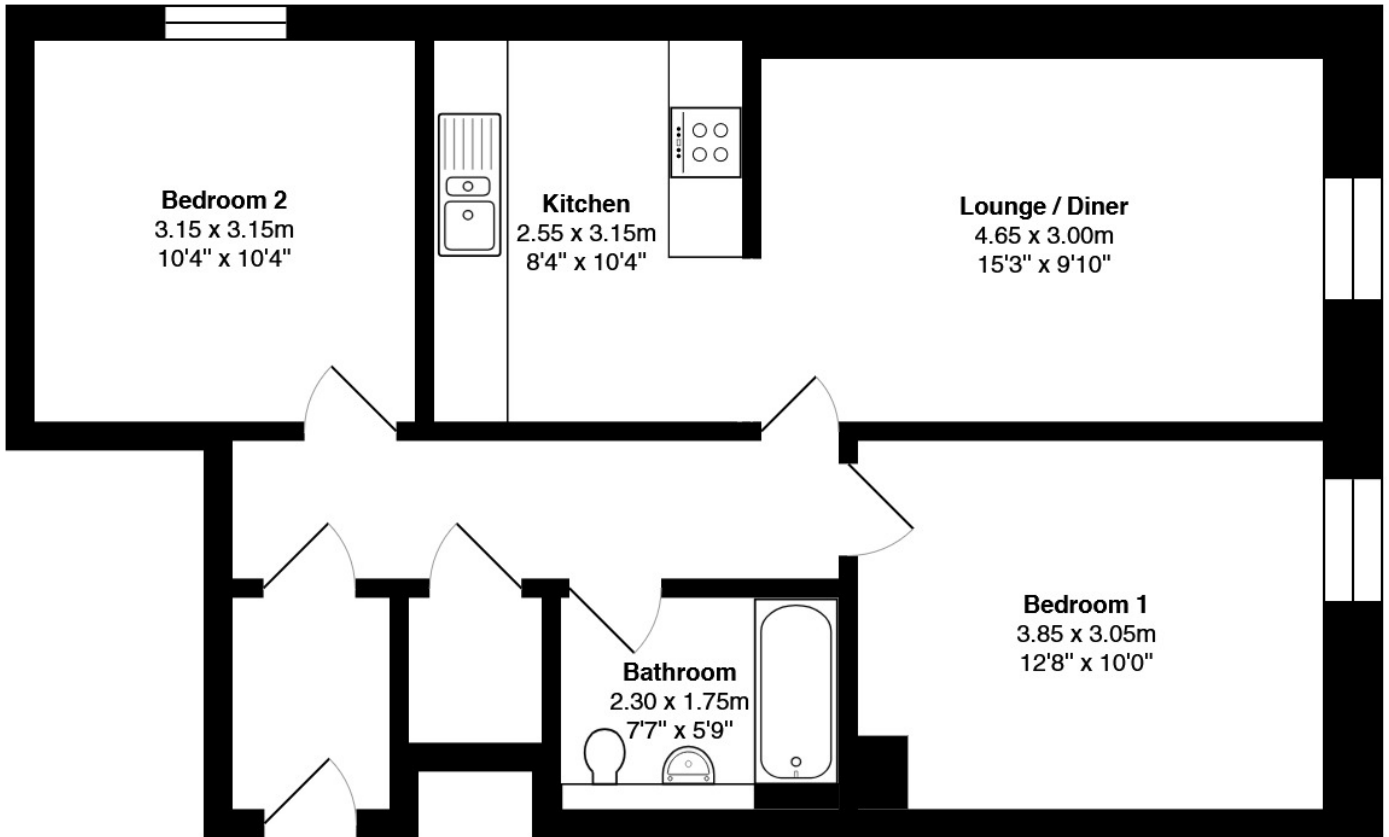


The property is serviced by gas central heating to radiators. Externally, there is the added bonus of a private parking bay. Furniture and appliances may be available by separate negotiation. Early viewing is advised to anyone looking for a stylish city apartment, with excellent amenities and transport links nearby.

EXTERNALS

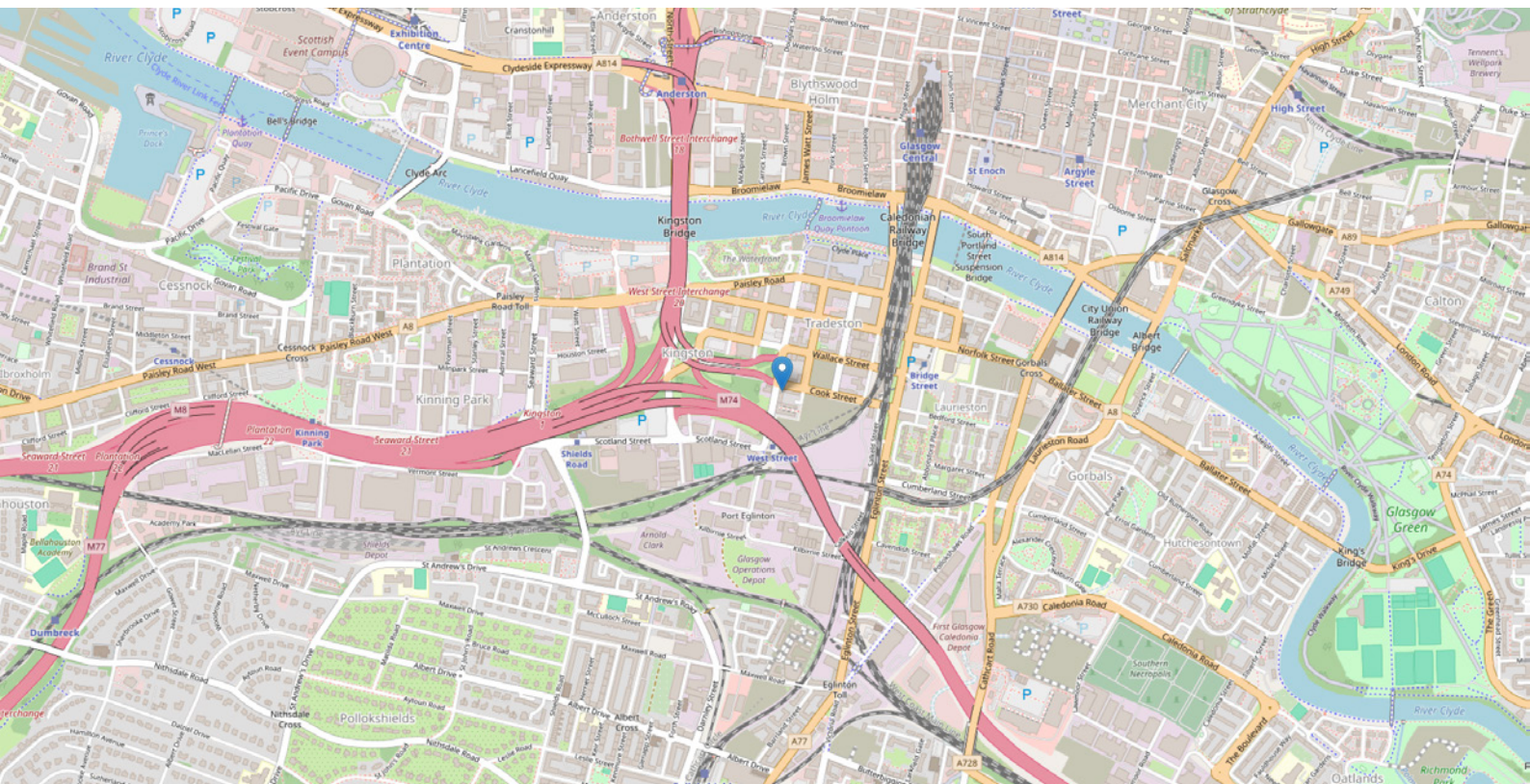


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences. Within this glorious city, there's a popular pocket that offers you the best of both worlds, a central location without the hustle and bustle - Tradeston.





Ideally situated for access to both Glasgow's West End and City Centre. Public transport routes are within a minute's walk and commuter access to the M8 motorway network and Clydeside Expressway is within immediate proximity. Glasgow Airport can be reached with an approximately fifteen/twenty minutes drive. Prestwick is approximately forty-five minutes away.

The property is also close to the underground. The Tradeston area is a sought-after location with increasing levels of demand due to recent completions which include the Barclays Centre, Clyde Arc walkway, providing easy commuting to the city centre and the M74 extension providing excellent links to the motorway network. Glasgow's city centre offers fabulous shopping centres, a wealth of restaurants and excellent public transportation.

There is also 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.