

31 Cook Street

WESTBRIDGE GARDENS, GLASGOW, G5 8JN



A spacious design-led two-bed ground-floor apartment, set in the Westbridge Gardens iconic city-centre development



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer this stunning two-bedroom apartment to the market. Set in the iconic Westbridge Gardens development close to the city centre. This spacious, design-led property just oozes modern urban living and has the added advantage of a private parking space.

THE KITCHEN / LIVING / DINING ROOM



The spacious kitchen/living/dining room has clearly been designed for convenience and functionality. Well equipped, with streamlined work surfaces contrasting beautifully with the cream units. The appliances include a gas hob, electric oven, integrated dishwasher and side-by-side fridge and freezer. The washer/dryer is neatly tucked away in the utility cupboard. Given that the open plan layout extends into the living area, it makes a perfect apartment for entertaining. The extensive glazing of the large window in the living zone makes the most of the natural light and helps create a modern and contemporary ambience. There's ample space for a dining table and chairs, perfect for more relaxed dining with friends and family.





Clear, crisp and contemporary styling continues into the two bedrooms, both with the convenience of bespoke fitted wardrobes. The master bedroom has the benefit of an ensuite. The bathroom has an elegant white suite, mosaic tiles and a mains shower over the bath, perfect for long, refreshing showers. The property is serviced by double glazing and gas central heating to radiators.

THE BATHROOM



BEDROOM 1



The master bedroom has the benefit of an en-suite

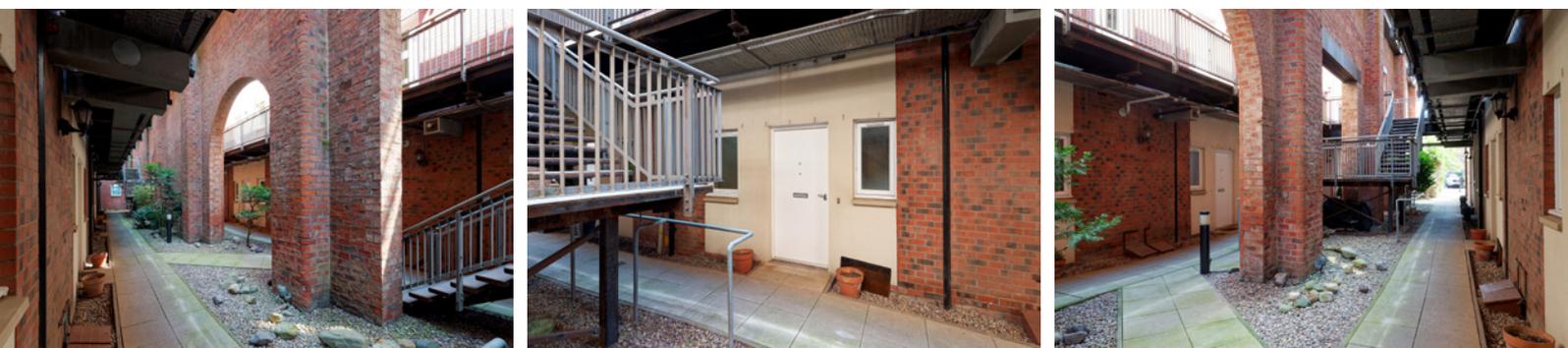


BEDROOM 2

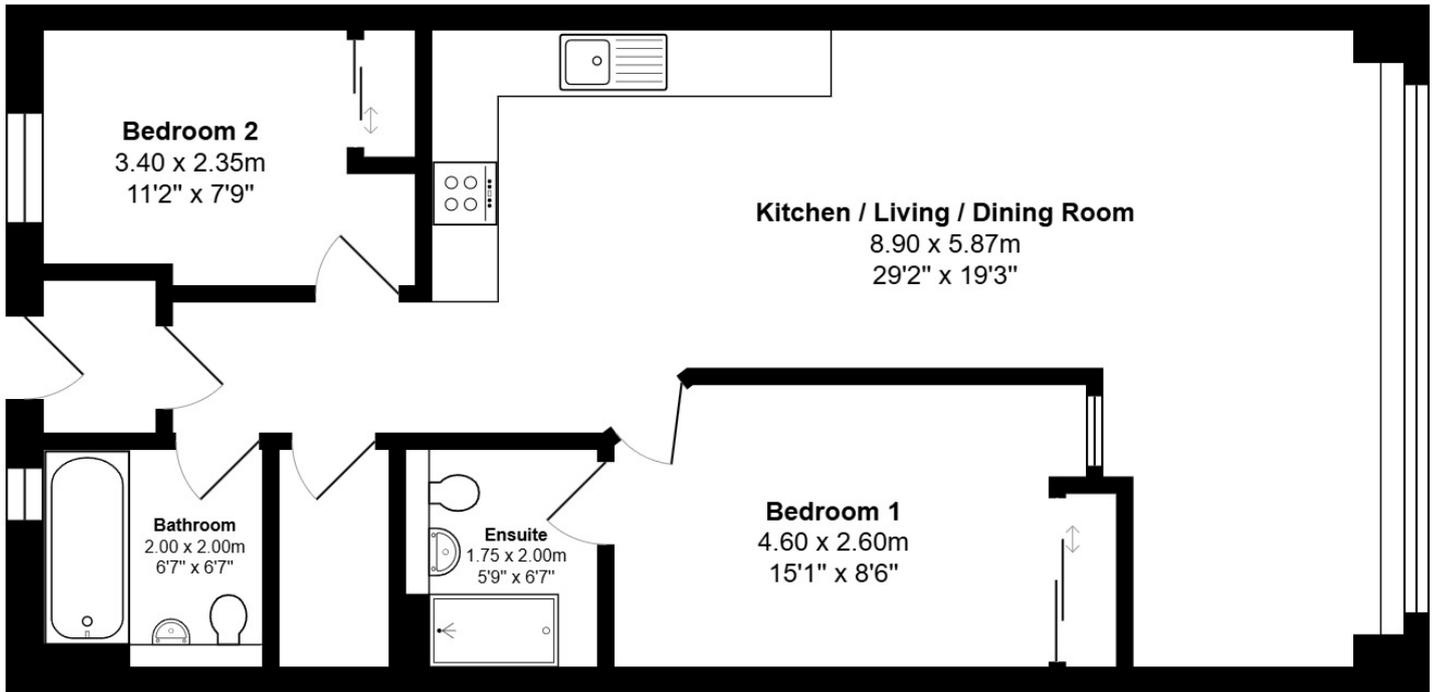


Externally, there's a private parking bay. Residents also have key access to the side gate that leads very conveniently to the West Street Tube Station, only a minute's walk away. Some properties tick all the right boxes; this is certainly one of them. Early viewing is advised for anyone looking for a stylish city apartment which has been meticulously designed. Part Exchange available.

EXTERNALS

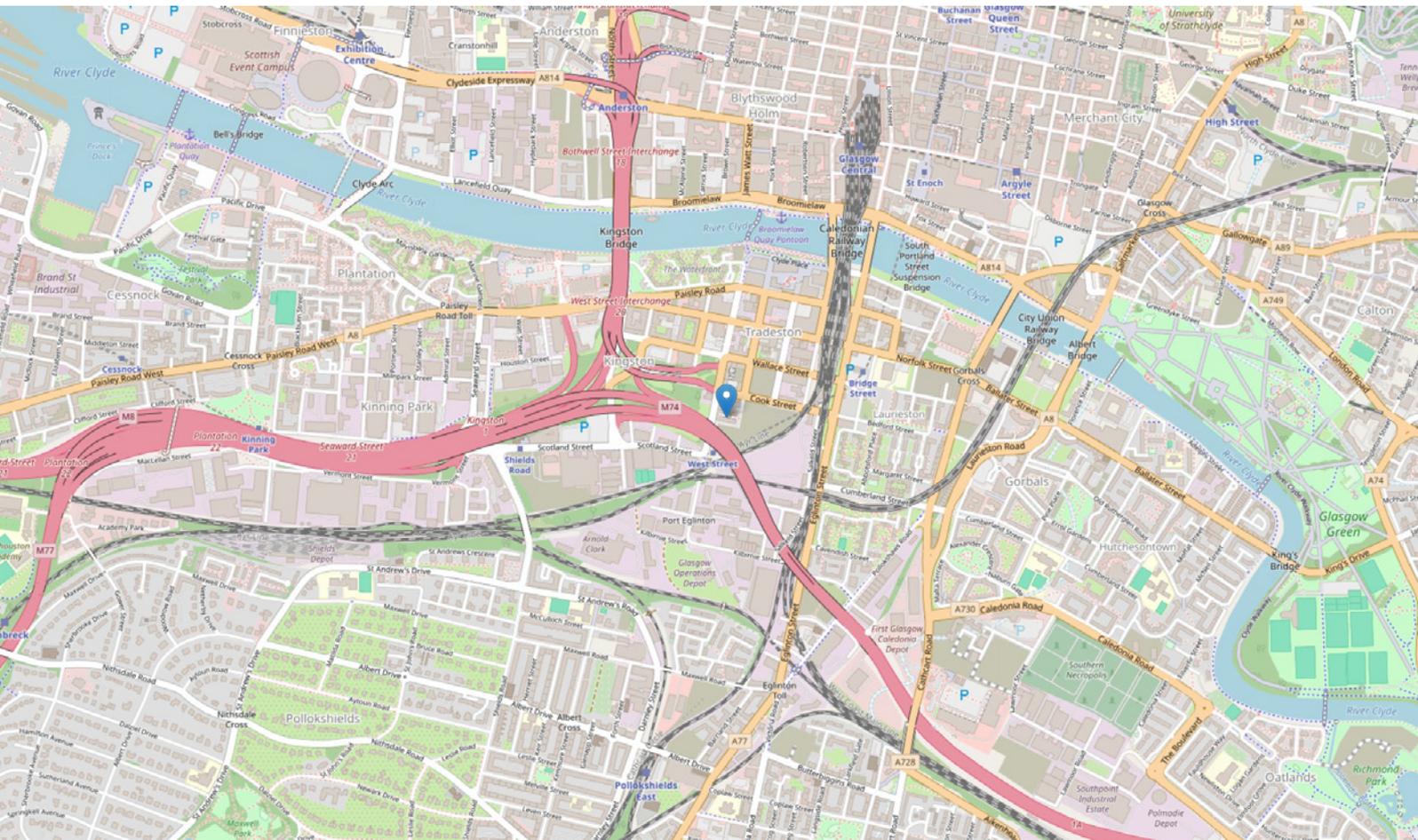


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: B



THE LOCATION

Westbridge Gardens, Cook Street, Glasgow, is a great place to live and commute from. The transport links by bus are frequent, and it's a mere ten-minute walk to the 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. There's a good range of schools and amenities within easy reach, making it a very popular 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



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.