



PROPERTY WITH CHARACTER



**FLAT 3, 75 LANCEFIELD QUAY FINNIESTON**

**FLAT 3**  
**75 LANCEFIELD QUAY**  
 FINNIESTON, GLASGOW G3 8HA

Located within the original Lancefield Quay development, one of Glasgow's first residential redevelopments on the edge of the River Clyde, this modern apartment is exceptionally well located for both the City Centre and International Financial Services District and nearby Finnieston, with a wealth of local amenities on Argyle Street, together with excellent transport links.

Internally the property is well presented and offers bright and spacious accommodation with notable features including the living/ dining room with conservatory room off and access to a private balcony also accessed from the bedroom via ceiling to floor, glass patio doors facing south over the River Clyde. There is the added bonus of an allocated car parking space in the development's secure car park.

**ACCOMMODATION**

Security entry; communal entrance with stair access to each secure floor; L-shaped reception hall with storage cupboard off; generous main living space has a dining area and leads into a south facing conservatory sun room with access to the private balcony; kitchen complete with a range of base and wall units with a mix of integrated appliances and space for white goods; double bedroom with full height windows and patio style door to balcony and has a generous fitted wardrobe; three piece bathroom with over bath shower. The property has gas central heating, double glazing, an allocated parking space within the buildings residents' car park.

**SITUATION**

Lancefield Quay is situated on the edge of the City Centre and offers easy access to the central business district and a superb choice of wine bars, many highly acclaimed restaurants and wealth of amenities including both general and specialist shopping. In addition, being ideally located mid-way between Glasgow City Centre and the trendy West End's vibrant neighbourhood of Finnieston, a prominent and widely renowned social location; there is within a short distance a myriad choice of exhibition and conference venues, shopping, culture and several fitness clubs. In close proximity are Glasgow's media centre, the Universities of Glasgow, Strathclyde and Caledonian. Excellent road links, including M8, M74 and M77 motorways, are all easily accessible as are Exhibition Centre Train Station for access to Glasgow Central Railway Stations. Glasgow, Edinburgh and Prestwick airports can all be reached within less than an hour's drive.

**TRAVEL DIRECTIONS**

Driving from our branch on Bath Street, proceed west on Bath Street towards Charing Cross, at the junction with Newton Street turn left and proceed south on A804 towards Anderston Quay, at the junction turn right onto Lancefield Quay where the building can be found on the left hand side. No. 75 is the third door.



**RETTIE**

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**FULL PROPERTY ADDRESS**

Flat 3  
 75 Lancefield Quay  
 Finnieston  
 Glasgow  
 G3 8HA

**OUTGOINGS**

Glasgow City Council  
 Tax Band: D  
 EER band: C

**FIXTURES & FITTINGS**

Only items specifically mentioned in the particulars of sale are included in the sale price.

**SERVICES**

The property is supplied by mains water, electricity, gas and drainage. Communal Gas central heating system.

**VIEWINGS**

By appointment through  
 Rettie & Co. Glasgow City  
 147 Bath Street  
 Glasgow G2 4SQ  
 Tel: 0141 471 6700

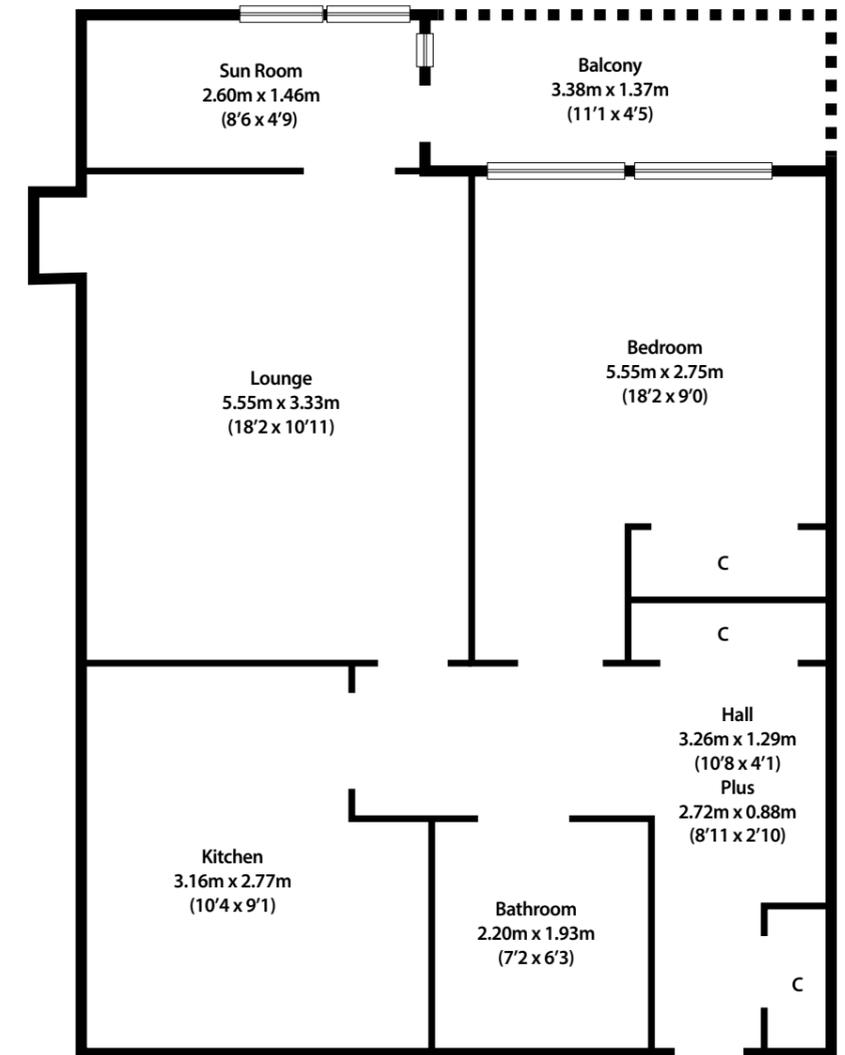
**IMPORTANT NOTICE**

The accuracy of this brochure is believed to be correct and it does not form part of a contract. Please visit our website for full terms and conditions of sale.

**PROPERTY REFERENCE**

GCY190047

This property and other properties offered by Rettie West End LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.tlo.co.uk](http://www.tlo.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com).



Please Note: Floorplans are for illustration only and may not be to scale and measured at widest points.



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**Rettie & Co. Glasgow City. 147 Bath Street, Glasgow G2 4SQ Telephone: 0141 471 6700 Email: glasgowcity@rettie.co.uk www.rettie.co.uk**  
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