



PROPERTY WITH CHARACTER



FLAT 2/ 2 SCOTT HOUSE , 16 SOUTH FREDERICK STREET MERCHANT

## FLAT 2/ 2 SCOTT HOUSE 16 SOUTH FREDERICK STREET MERCHANT CITY, G1 1HJ

Located just south of George Square in Glasgow's popular Merchant City, Scott House is a striking blonde sandstone building, refurbished and converted into residential apartments circa 2004.

This well presented one-bedroom, second floor flat, offers spacious living accommodation with easy access to amenities and transport links within and around the Merchant City, an area which offers opportunity to variety of buyers, including investors, with its high potential yield due to growing rental values in this central and convenient locale.

### ACCOMMODATION

Entered from South Frederick Street through ornate iron gates and glass door to communal lobby with both lift and stair access; communal hallway; generous reception hall; main living/dining/ kitchen is a spacious and bright room with two large, refurbished sash and case windows overlooking South Frederick Street and George Square; the galley kitchen area is complete with a range of base and wall units, integrated appliances to include oven, hob, fridge freezer and dishwasher; bathroom with white three piece suite and over bath shower and tiled floor and partial wall coverings; double bedroom with two large, refurbished sash and case windows overlooking South Frederick Street and a double fitted wardrobes. The property has Wet Electric Central Heating.

### SITUATION

Located on South Frederick Street, steps away from George Square, within the Merchant City, an area of Glasgow which has benefitted from significant redevelopment in the last few decades with a mix of both residential and commercial redevelopment. This location offers unquestionably one of the most envied and prominent social locations Glasgow has to offer. Public transport and road links are also exceptional.

### TRAVEL DIRECTIONS

Walking from George Square continue South onto South Frederick Street. The entrance to Scott House sits in between two commercial premises, Alchemy Hairdressers and William Hunt Tailors.



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### FULL PROPERTY ADDRESS

Flat 2/ 2 Scott House  
16 South Frederick Street  
Merchant City  
G1 1HJ

### OUTGOINGS

Glasgow City Council  
Tax Band E  
EER band: D

### 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 West End LLP - Glasgow City Sales Branch  
147 Bath Street  
Glasgow G2 4SQ  
Tel: 0141 471 6700

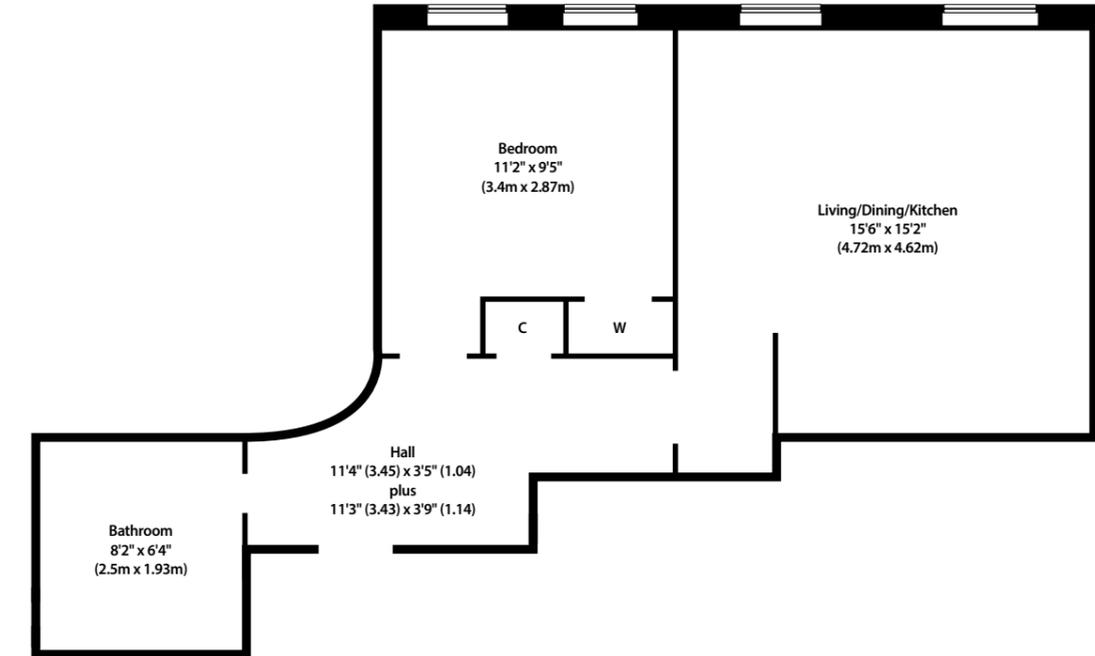
### IMPORTANT NOTICE

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

GCY190057

This property and other properties offered by Rettie West End LLP - Glasgow City Sales Branch 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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