



PROPERTY WITH CHARACTER



5/1 MERCHANT BUILDING, 130 BELL STREET GLASGOW

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130 BELL STREET

GLASGOW G4 0SX

An exceptionally spacious two-bedroom city apartment, on the fifth floor of the prominent and popular 'Merchant Building' located in an incredibly convenient location on the edge of the Merchant City and with the significant advantage of a private allocated parking space. Generously proportioned at circa 1100 square feet the subjects offer open plan loft style living with a large feature lounge/ dining room offering open aspects from three sets of full height windows all with Paris balconies and providing views north, south and east, there is an open plan and spacious, well appointed, fitted kitchen with integrated appliances and breakfasting bar. The interior has been maintained to an excellent standard.

ACCOMMODATION

Video security entry system; communal entrance with stair or lift access to each floor from both ground floor and the lower level car park; reception hall with wooden flooring and storage cupboard off; utility cupboard with space for washer dryer; outstanding main lounge/dining room with wooden flooring, three pairs of full height windows facing north south and east; impressive open plan modern kitchen with breakfasting bar and integrated appliances to include oven, hob, hood, fridge freezer and dishwasher; bedroom one (master) with fitted wardrobes and full height windows to front and stylish en suite shower room; bedroom two has full height window to front and fitted wardrobes; contemporary three piece bathroom comprising bath, toilet and wash hand basin. The property has gas central heating, double glazing, caretaker on site and an allocated parking space.

SITUATION

This stylish apartment is situated on the edge of the vibrant Merchant Centre where there is an outstanding selection of shops nearby on Buchanan Street, the Style Mile and Argyle Street together with a wonderful choice of restaurants and bars. Transport links are on the doorstep via bus and by rail at Glasgow Central Station are within a few minutes' walk. There are a number of local hospitals nearby and the property is also well placed for road links including the M8 motorway network.

TRAVEL DIRECTIONS

On foot from George Square head south onto South Frederick Street towards Ingram Street. At the traffic lights turn left onto Ingram Street. Continue along Ingram Street turning right into Albion Street and second left into Bell Street. Continue along Bell Street crossing over the junction with High Street where Number 130 is on the right hand side of the street.





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FULL PROPERTY ADDRESS

5/1 Merchant Building
130 Bell Street
Glasgow
G4 0SX

OUTGOINGS

Glasgow City Council
Tax Band F
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. Gas central heating.

VIEWINGS

By appointment through
Rettie West End LLP - Glasgow City Sales Branch
147 Bath Street
Glasgow G2 4SQ
Tel: 0141 471 6700

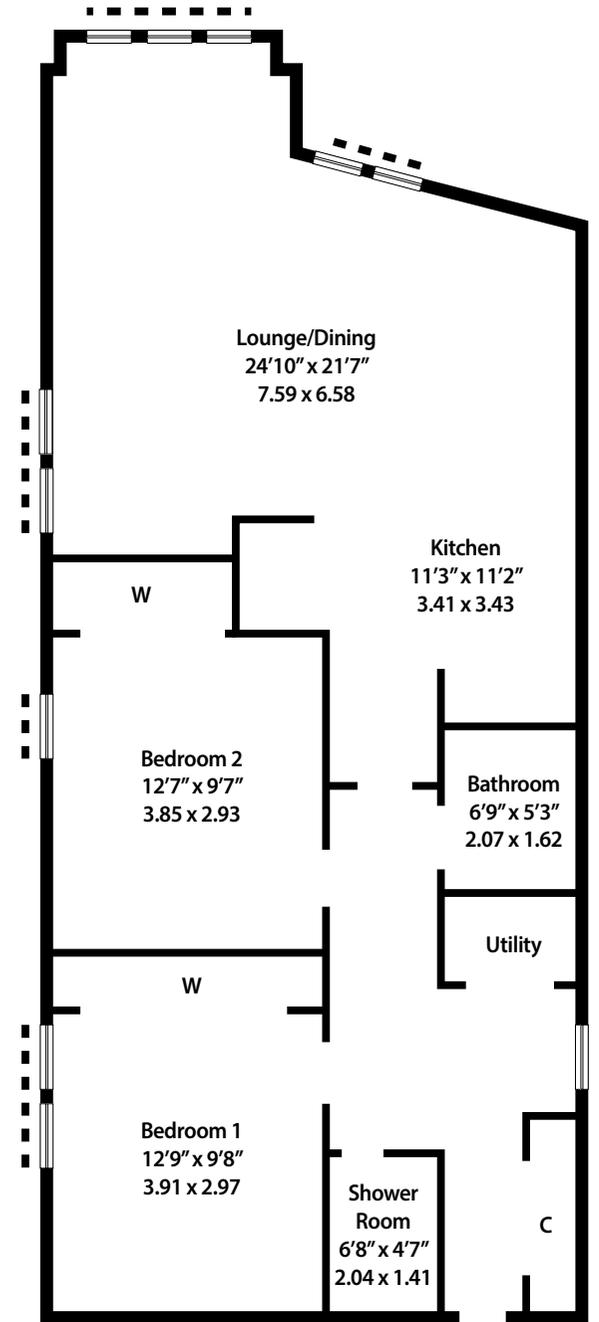
IMPORTANT NOTICE

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

GCY180058

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- Glasgow City Sales Branch can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.tlo.co.uk, www.rightmove.co.uk and 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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