

TOWN & COUNTRY

Flat 2/2, 57 Greendyke Street Glasgow



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- Lounge/Kitchen/Dining ■
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- Kitchen/Dining ■
- Kitchen ■



A luxury 2nd floor flat that is part of the acclaimed 'Homes for the Future' architecturally designed development which has the benefit of city centre living and excellent views over Glasgow Green and beyond.

Nestling on the edge of Glasgow Green it was a development inspired by Glasgow's year of the city of architecture and design, a location where a number of high profile architects were asked to create innovatively designed properties.

The subjects offer a rare opportunity to secure fabulous, stylish, contemporary home minutes from the heart of Glasgow's vibrant Merchant City.

This particularly impressive apartment has been much improved by the present vendor and boasts a host of features including wooden floors and a balcony which affords direct south facing views onto the park.

The flat is accessed via secure entry doors with stairs and elevator to all floors. The accommodation comprises of reception hallway which leads off to the lounge, two bedrooms and bathroom. The lounge is a most inviting reception room, flooded in natural light with new patio doors leading out onto the balcony. There is an open plan dining area adjacent to the lounge. The modern fitted kitchen displays a range of contemporary units with contrasting worktops. The kitchen houses a full

complement of appliances including integrated fridge, integrated washer/dryer, Smeg dishwasher, Stoves double oven and hob. There are two double size bedrooms in the flat together with a modern bathroom with three piece white suite with fitted shower.

Gas fired central heating system. Double glazed. There is an allocated resident's car parking space to the rear of the building, as well as a landscaped communal garden ground for residents to enjoy.



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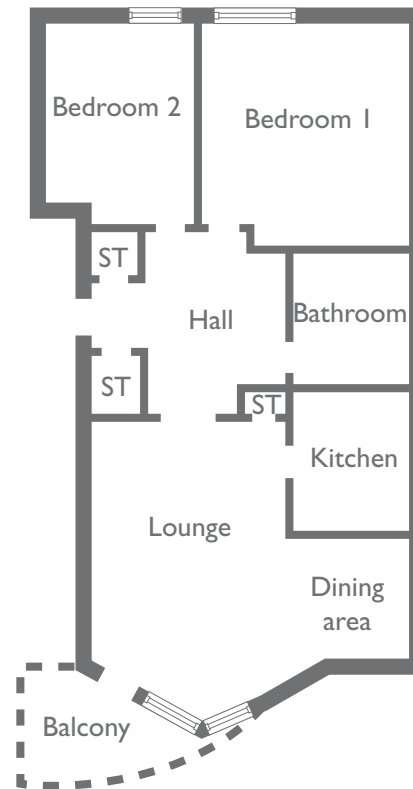
Web. townandcountryestateagents.net

www.rightmove.co.uk www.zoopla.co.uk www.s1homes.com

HOURS OF BUSINESS

Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 5pm
Saturday 11am - 3pm
Sunday 12pm - 3pm

EPC RATING: Band C



RECEPTION HALLWAY

LOUNGE	18' x 14' 11"
FITTED KITCHEN	9' 8" x 5' 7"
BEDROOM 1	11' 6" x 9' 10"
BEDROOM 2	11' 6" x 7' 3"
BATHROOM	6' 4" x 6' 3"



Travel Directions

FOR SAT NAV GI 5PX

Proceed southbound along High Street over Trongate onto Saltmarket. Take the left hand turning onto Steel Street. Turn right onto Turnbull Street. Turn left onto Greendyke Street where the property can be found on your left hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.