



Estate Agents and Solicitors

0/1, 36 Mcphail Street, Bridgeton, Glasgow, G40 1AN

Beautifully Presented, Two-Bedroom, Ground-Floor Apartment

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Property Description

Beautifully presented, two-bedroom, ground-floor apartment, forming part of a modern, factored, residential development. With a quiet, end-of-cul-de-sac position, located in the Bridgeton area, south-east of Glasgow city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen with integrated appliances, a stylish bathroom, continuous contemporary flooring, and an allocated parking space. In addition, there is double glazing, HIVE gas central heating and superb integrated storage provision, including wardrobes.

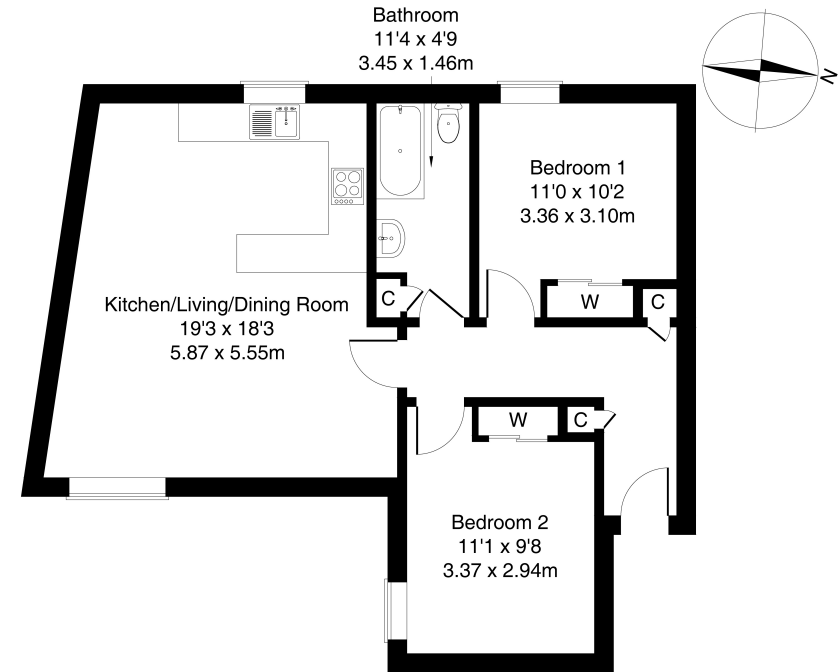
With the open spaces of Glasgow Green close by, this well-maintained development includes a secure entry and shared garden grounds.

An entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the apartment. A dual-aspect, open-plan room is stylishly presented and offers a spacious, versatile floorplan for both lounge and dining furniture. Complementing the reception space is a modern, fitted kitchen, comprising gloss-grey units and marble-effect worktops. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

Two double bedrooms enjoy the tasteful presentation of the living space and both benefit from integrated wardrobe storage.

Completing the accommodation, a bathroom includes a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Bridgeton district is located within walking distance to Glasgow Merchant City, with a good range of local amenities nearby including a Morrisons, ALDI and Lidl, local shopping, medical practices, schools at both primary and secondary levels, and recreational and sports facilities with a number of country parks including the large Glasgow Green. Nearby Merchant City, offers a further wealth of amenities including both general and specialist shopping, designer names, art galleries, museums, superb architecture, and fashionable bars and restaurants. Strathclyde and

Caledonian universities, the Glasgow School of Art, the SEC and The Clyde Auditorium are also within close proximity. Frequent public transport can be found throughout, including Bridgeton's railway station, as well as Argyle Street, High Steet, Bellgrove and Dalmarnock. There are also superb road links to the surrounding areas and the motorway network via the nearby A74 and M74 for travel throughout central Scotland.





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