



## Flat 0/5, 69 James Watt Street, Glasgow, G2 8NF

Charming, Light & Spacious, One-Bedroom, Ground Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove<sup>®</sup> Zoopla  
find your happy



# Property Description

This charming, light and spacious, one-bedroom, ground-floor flat is set in a modern residential building, ideal for a first-time buyer or investor alike. Located in the sought-after and vibrant Merchant City area of Glasgow city centre.

Comprises an entrance hall, a living room, a kitchen, a double bedroom and a bathroom.

Ready-to-move-in, with light neutral decor throughout, modern wood effect flooring for the public areas, and contemporary lighting. Further highlights include a stylish modern kitchen, good storage provision, and a secure entry system.

This modern development benefits from residents' parking and landscaped communal grounds, while the nearby riverside offers further open space. Ideally situated, with access to all local amenities, including pubs, restaurants, retail outlets, as well as superb public transport, including the central station and bus services.

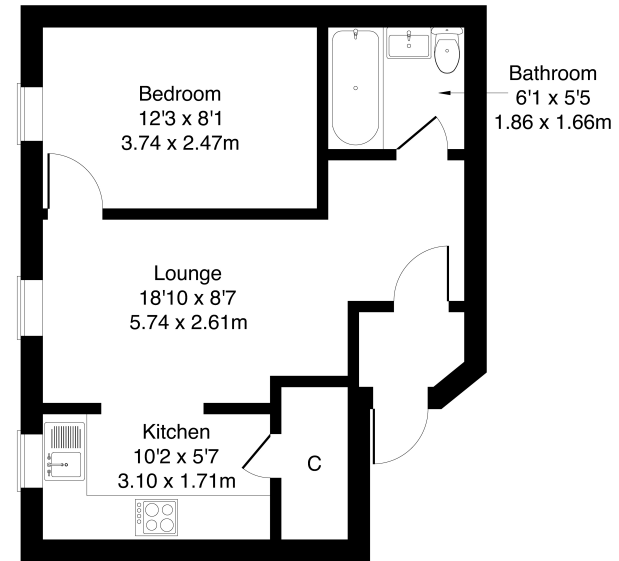
A welcoming entrance leads directly into the living room, which forms the hub of the home and provides access throughout the property. Modern wood-effect flooring flows seamlessly through to the kitchen and bathroom, while the living room also offers ample space for dining. Set just off the main living area, the stylish and well-proportioned kitchen is fitted with contemporary units, stone-effect worktops with matching splashbacks, a sink with drainer, and an integrated oven, electric hob and fridge. A separate built-in cupboard adds excellent additional storage.

The spacious double bedroom features light, neutral décor, carpeted flooring, fitted lighting, and twin windows that allow plenty of natural light. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, panelled splash walls, and a ladder-style radiator.



## Flat 0/5, 69 James Watt Street, Glasgow, G2 8NF

Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



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

# Area Description

Glasgow city centre, including the vibrant Merchant City, is one of the most cosmopolitan and dynamic areas in Glasgow. It offers a wide range of amenities such as general and specialist shopping, designer brands, art galleries, museums, stunning architecture, and a variety of trendy bars and restaurants. Nearby are Strathclyde and Caledonian universities, the Glasgow School of Art,

the SEC, and the Clyde Auditorium. Excellent public transport links include Central and Queen Street rail stations, and St Enoch subway station. The Clydeside Expressway, Clyde Tunnel, M77, and the M8/M80 motorways provide quick access to central Scotland's main road network, as well as Glasgow and Edinburgh airports.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.