



2/2, 149 Ingram Street, Glasgow, G1 1DW

Tastefully Presented, Spacious & Flexible Two-Bedroom Mezzanine Level Flat

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Property Description

Tastefully presented, spacious, and flexible two-bedroom second-floor flat with a stylish mezzanine level. Conveniently positioned within the sought-after Merchant City Conservation Area.

Accommodation includes an inviting entrance hallway, a bright and spacious living room, a well-appointed kitchen, two versatile bedrooms, an en-suite bathroom, and a family bathroom.

Features include a contemporary fitted kitchen, double glazing, and upgraded electric heating throughout. Externally, an elevated garden courtyard provides an ideal space for relaxation and entertaining.

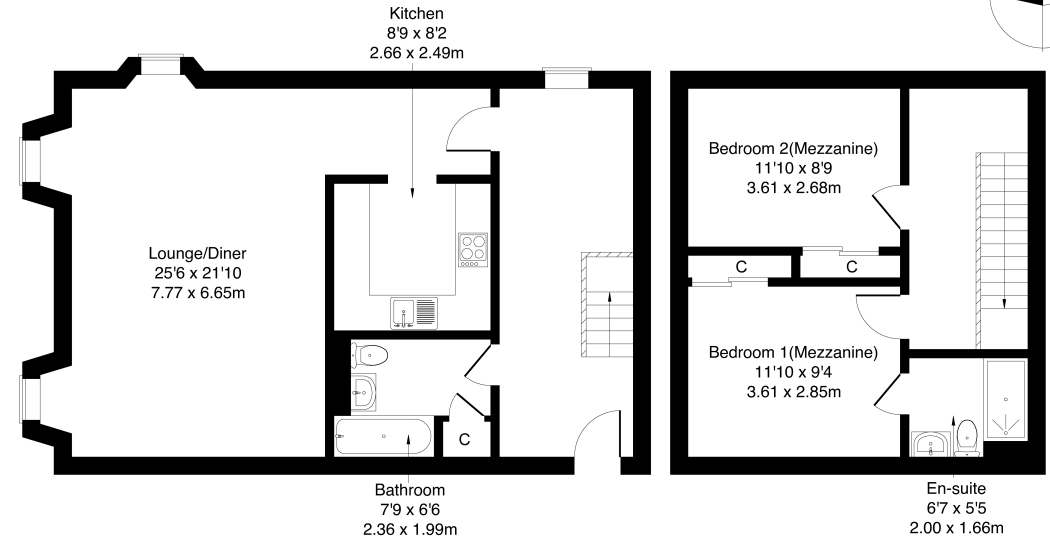
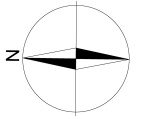
An inviting entrance opens into a generous space with carpeted flooring that flows throughout, leading into a bright and spacious living/dining area enhanced by large windows that allow plenty of natural light. At the front of the property, the fitted kitchen offers ample countertop space along with room for additional appliances.

Upstairs, the continuous carpeting provides access to bedrooms one and two, each featuring built-in cupboards ideal for storage. Bedroom one further benefits from an en-suite shower room and a ladder-style radiator. Completing the property is the family bathroom, a well-appointed three-piece suite also featuring a ladder-style radiator.



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Approximate Gross Internal Area: (1044 sq ft - 97 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.





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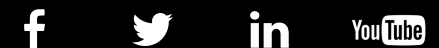
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Estate Agents and Solicitors



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