



1/6, 6 Mercat Court, Walls Street, Glasgow, G1 1PA

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

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Property Description

This charming, light and spacious, one-bedroom, first-floor flat is set in a former warehouse conversion of a "Category B Listed" stone-built building. Located in the sought-after and vibrant Merchant City area of Glasgow city centre.

Comprises an entrance hall, an open-plan lounge/kitchen, a double bedroom and a bathroom.

Key features include generous room sizes, excellent storage with built-in cupboards and a bedroom wardrobe, light decor, timber floorboards, electric heating and double glazing.

The development also offers a secure entry system and lift access.

A welcoming entrance hall affords access throughout the property and features superb storage provision, including three built-in storage cupboards. A spacious open-plan lounge/kitchen offers a stunning space for furnishing, with tall ceilings and two large windows flooding the room with natural light. An open arch leads to the kitchen fitted with wall and base units, stone effect worktops, an integrated oven and hob, and space for freestanding appliances. No warranty will be given with any of the appliances included in the sale.

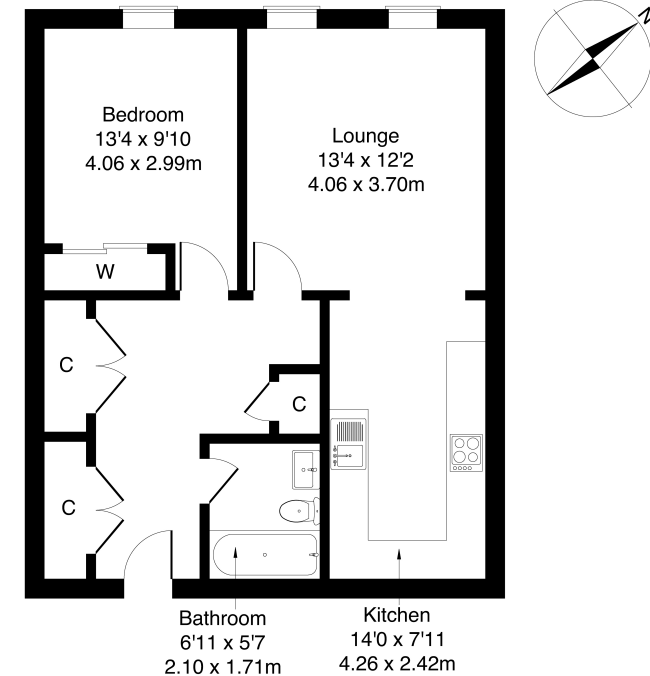
Timber floorboards continue into a generous double bedroom with light decor and a built-in wardrobe with mirrored doors. Completing the accommodation, the bathroom is set internally, with a three-piece suite including an electric shower over the bath and tiled splash walls.

NO ONWARD CHAIN. SOLD AS SEEN.



1/6 6 Walls Street, Glasgow, Lanarkshire, G1 1PA

Approximate Gross Internal Area: (624 sq ft - 58 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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