



4/10, 1 Blackfriars Road, Glasgow, G1 1PZ

Bright and Spacious One-Bedroom Flat Situated on the Fourth-Floor

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Property Description

Bright and spacious one-bedroom flat situated on the fourth floor. Ideally located in the highly desirable Merchant City district in the heart of Glasgow city centre.

Accommodation comprises a welcoming entrance hall, spacious open-plan lounge and kitchen, one bedroom, and a bathroom.

Highlights include ample storage throughout, built-in bedroom cupboards, and well-balanced room sizes providing excellent living space. The development benefits from a secure entry system, lift access, and maintained communal gardens.

A welcoming entrance hall provides access to all rooms within the property, leading first to a spacious lounge with soft carpeted flooring that flows seamlessly into the fitted kitchen. The kitchen is finished with granite-effect worktops, a stylish tiled-effect splashback, and a stainless-steel sink with drainer, and also includes a washing machine, oven, and electric hob (please note no warranty will be provided with appliances).

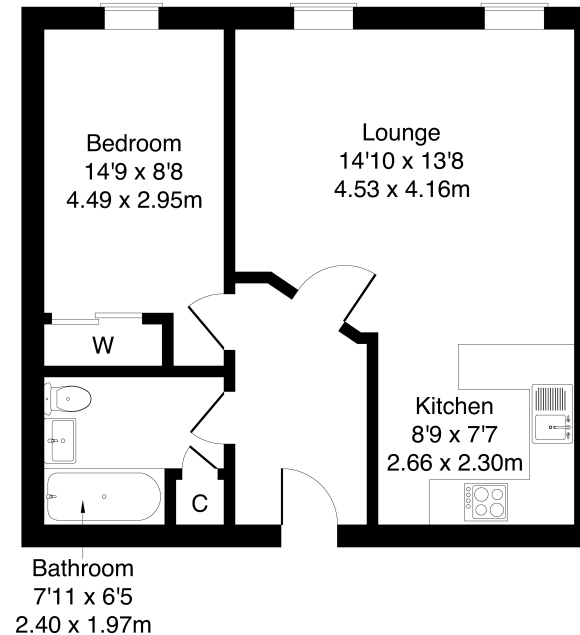
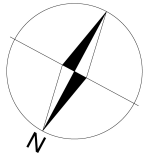
The bedroom benefits from carpeted flooring and a built-in wardrobe with mirrored sliding doors, while the family bathroom completes the accommodation with a three-piece suite, an electric shower over bath, a tiled splashback, and carpeted flooring.

Sold as seen. No onward chain.



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Approximate Gross Internal Area: (506 sq ft - 47 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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