



9/3, 100 Holm Street, Glasgow, G2 6SY

Bright & Spacious, Two-Bedroom, Ninth Floor Apartment

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Property Description

This bright and generously proportioned dual-aspect two-bedroom apartment is set within a modern residential development and benefits from an allocated parking space. Well positioned within the International Financial Services District of Glasgow city centre, making it ideal for first-time buyers, a city-centre home or buy-to-let investment.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

Highlights include a fitted kitchen and bathroom suites, contemporary lighting and flooring, and light neutral decor. Additionally, there is excellent storage provision, including bedroom wardrobes and double glazing.

Situated in a central location, the property is well placed for a wide range of amenities, excellent transport links, and an array of shops, cafés and restaurants.

The welcoming entrance hall provides access to all apartments and includes two useful storage cupboards. To the front of the property, an exceptionally spacious open-plan living, dining and kitchen area enjoys an abundance of natural light. The lounge and dining areas are finished with carpeted flooring, while the kitchen features practical, easy-maintenance flooring. The kitchen is fitted with a range of wall and base units, a sink with a drainer, a splashback, and integrated appliances (with no warranties provided, sold as seen).

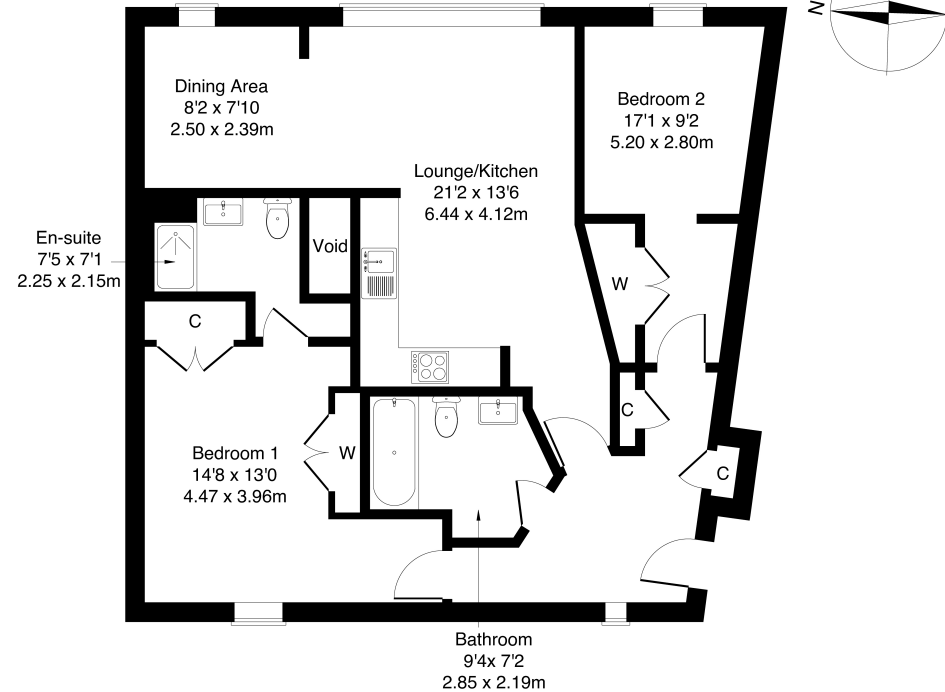
The principal bedroom is positioned to the rear and offers ample space for freestanding furniture. It is finished in neutral décor with carpeted flooring, benefits from two built-in wardrobes, and is complemented by an en-suite shower room. A second well-proportioned double bedroom is located at the front, similarly finished and also featuring a built-in wardrobe. Completing the accommodation is a family-sized bathroom fitted with a three-piece suite and a ladder-style heated towel rail.

Sold as seen.



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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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

Area Description

Located in the International Financial Service District of Glasgow city centre, it 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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