



Flat 1/3, 25 Riverview Drive, The Waterfront, Tradeston, Glasgow,

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Situation

The Waterfront development remains popular due to its location, nestling within the southerly banks of the River Clyde and situated within easy walking distance to the City Centre with the new walkway bridge and the West End via the Clyde 'Arc' Bridge or by St. Enoch's Underground station.

Centrally located, this property is being conveniently located for easy access to all the city has to offer. Glasgow is a vibrant, cosmopolitan city and benefits from a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants.

The area surrounding the property offers a range of amenities and is near the Financial District, the new Barclays HQ, the SECC, Clyde Auditorium and Pacific Quay where the BBC and the SMG are headquartered. Argyle Street offers a range of popular bars and restaurants as well as a selection of local shops and supermarkets. The development is within easy access to Strathclyde and Glasgow Caledonian Universities.

The nearby Clydeside Expressway, Clyde Tunnel and the M8 ensure easy access to neighbouring business districts, Glasgow Airport and some of Scotland's most impressive countryside attractions, including Loch Lomond and The Trossachs National Park.







A white radiator is located in the bottom left corner of the kitchen, partially obscured by the refrigerator.

A white refrigerator is positioned on the left side of the kitchen, integrated into the wooden cabinetry.

A white dishwasher is positioned on the right side of the kitchen, integrated into the wooden cabinetry.

A window with a white blind and a decorative valance is centered above the kitchen counter, providing a view of greenery outside.

A small decorative tile with a floral pattern is mounted on the wall to the left of the window.

A small decorative tile with a floral pattern is mounted on the wall in the top left corner.

A white electrical outlet is located on the wall to the left of the window.

A white electrical outlet is located on the wall to the right of the window.

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A white electrical outlet is located on the wall to the right of the window.

A white electrical outlet is located on the wall to the right of the window.

A white electrical outlet is located on the wall to the right of the window, higher up.

A white electrical outlet is located on the wall in the bottom right corner.



Description

A spacious and well presented larger style first floor two bedroom apartment, located within this popular Riverside development, close to Glasgow's City Centre and West End with private resident's parking.

The complete accommodation comprises:

Controlled security system. Stair access to all levels. Well kept communal entrance and stairwell. Reception hall. Bright and spacious sitting/dining room with Juliette balcony. Kitchen. Bedroom one with ensuite shower room, fitted wardrobes and separate dressing room. Second double bedroom with fitted wardrobes. Separate utility room. A bathroom with three piece suite completes the accommodation.

The property benefits from double glazing, electric central heating and is located within well kept resident's garden, maintained by Spiers Gumley. Private resident's parking.







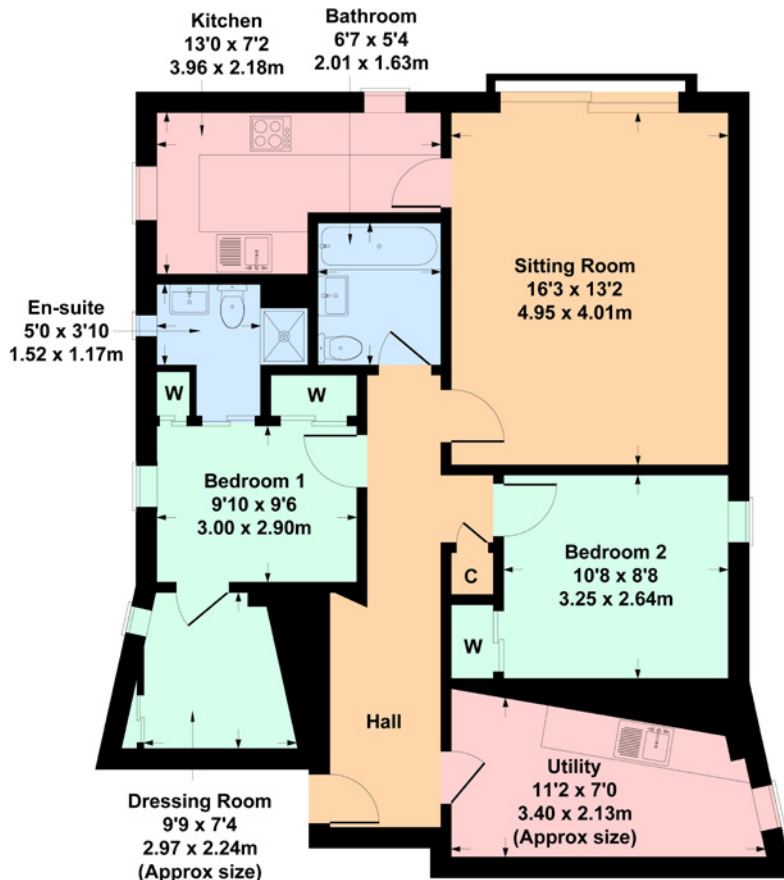


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Approximate gross internal area 925 sq ft - 86 sq m

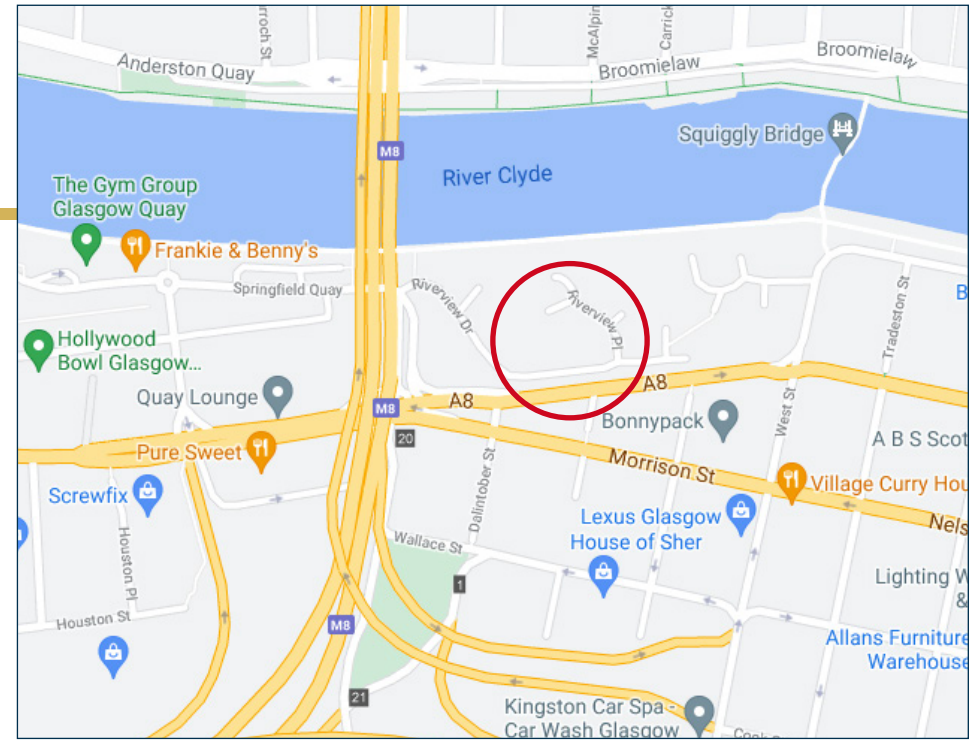


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

Glasgow City Council
Council Tax Band: E

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity and drainage. Electric central heating.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: (0141) 577 3000

Property Reference 1925

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