



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

5/4, 303 Glasgow Harbour Terraces

GLASGOW HARBOUR, GLASGOW, G11 6BQ

# THE LOCATION

Situated on the river's north bank between the bustling city centre and the culture-steeped West End, is the city's most desirable residential address, Glasgow Harbour Terraces, perfectly positioned to capture the essence of contemporary city living, together with the tranquillity of a waterfront location.

The apartment is a unique opportunity in modern waterfront living. The enviable position allows all residents to recline in the surroundings of the waterfront and take advantage of the tranquil setting, yet the city centre and the fashionable West End are both within very easy reach. The train, subway and bus services are accessible from Partick Interchange, just a short stroll from the development. There is also greatly improved pedestrian access into the heart of the city centre, including a riverside walkway.

Glasgow has undergone a striking transformation in recent years and now boasts the UK's premier retail offering outside of London. With an abundance of the coolest bars, fine dining restaurants, a bustling café culture and diverse nightlife, all within ten minutes of your city oasis. The West End, with its leafy cobbled lanes lined with bars and bespoke boutiques, is within walking distance. This historic place, created in the late 1800's, boasts the beautiful Botanic Gardens, giving Glasgow a vibrancy of its own. The Transport Museum is within a very short walk.

As far as luxury waterfront living goes, there is no greater statement of contemporary urban chic than Glasgow Harbour Terraces at Glasgow Harbour.



# THE PROPERTY

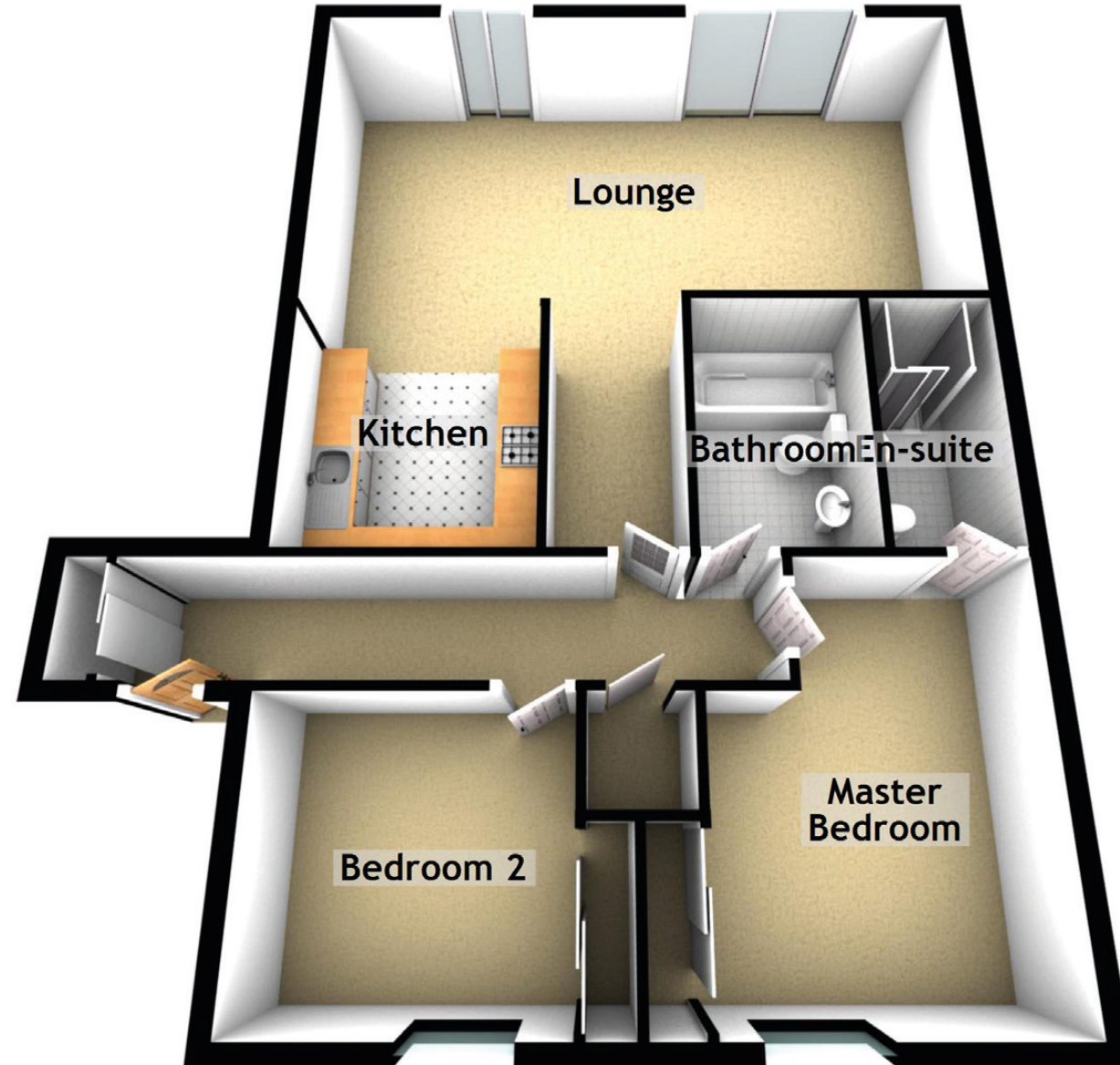
We are delighted to bring to the market this excellent two bedroom apartment. Set in the heart of one of Glasgow's finest waterfront locations and only five minutes from the thriving West End and city centre with all its amenities.

The property has just been professionally redecorated from top to bottom and is in excellent decorative condition. Accommodation comprises; an immediately impressive large open plan lounge/kitchen/diner with panoramic windows that flood the room with light and lead out beautifully to the balcony. The stylish kitchen is finished in white units and is well appointed, with a gas hob, electric oven, integrated washing machine and a free standing fridge freezer. It's built for style and functionality, and the open plan layout ensures the chef is never far away from the party. The handy utility cupboard off the hallway helps to keep the apartment clutter free at all times.

The stylish bathroom is very contemporary and is finished in a clean white suite and a bath. There are two good sized bedrooms in this apartment, both have ample space for free standing furniture and large built in wardrobes. The master has an excellent en-suite with a large standalone shower enclosure.

The apartment is kept warm, comfortable and secure, courtesy of the double glazing, gas central heating and secure entry system. An underground allocated parking space is also included. Early viewing is advised for anyone looking for a very stylish apartment in one of Glasgow's best waterfront developments.





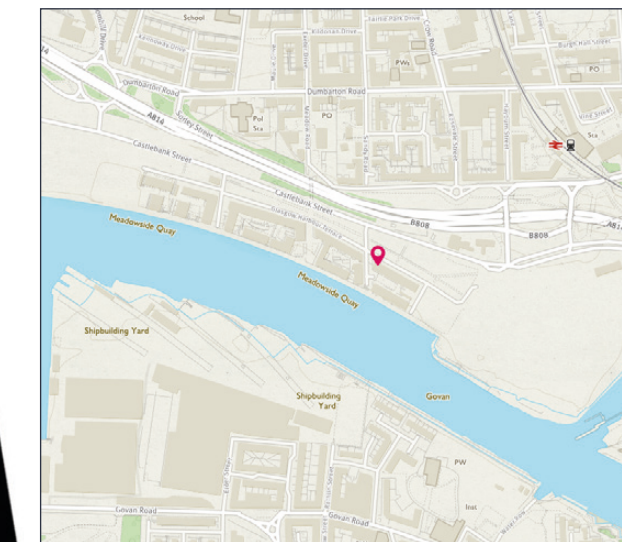
# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	7.40m (24'3") x 3.80m (12'6")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Master Bedroom	4.20m (13'9") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")
En-suite	2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>

EPC Rating: B






**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**KEN MEISAK**  
Surveyor



Professional photography  
**GARY CORKELL**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer