



Flat 4/2, 350 Meadowside Quay Walk
Glasgow Harbour | G11 6DL

pattison&co

Offers Over £189,000



Flat 4/2, 350 Meadowside Quay Walk, Glasgow, G11 6DL

This is a tremendously impressive fourth floor 2 bedroom flat within the popular Glasgow Harbour Development, with onwards views of the Clyde riverside. The property enters by a bright and welcoming hallway giving access to all apartments. The open plan kitchen/living space allows for maximum light exposure. Patio doors connect the living space to the exclusive balcony area. The integrated kitchen includes modern floor and wall mounted cabinetry with integrated electric hob and oven. The master bedroom, currently in use as a study space, boasts ample space for a double bed and storage, and benefits from patio doors leading to the expansive balcony, which also connects to the living room via patio doors. The en suite includes an impressive white sanitary set with modern full height tiling and shower over bath. The second bedroom, currently in use as the main bedroom, also boasting ample space for a double bed and storage, with integrated wardrobes with sliding doors. The en suite to the second bedroom also benefits from an en suite of its own with sanitary ware and tiling of same style to the master bedroom en suite. Externally, the expansive balcony provides breath-taking views of the Clyde riverside and provides a quiet place to relax. The property specification includes double glazing, electric heating, lift access via communal areas and private underground parking area with an allocated space. The property is in close proximity to Glasgow's West End and City Centre where you will find all usual amenities such as bars, shops and restaurants and Glasgow University and the Queen Elizabeth Hospital is a just a short 10 minute car journey away. The property is well served by transport links with being only a few minutes away from the Partick stop on Glasgow's Subway and also Partick Train Station. Furthermore, the M8 Motorway network also connects Glasgow to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Hallway: 4.70m x 1.69m

Living Room: 3.91m x 6.21m

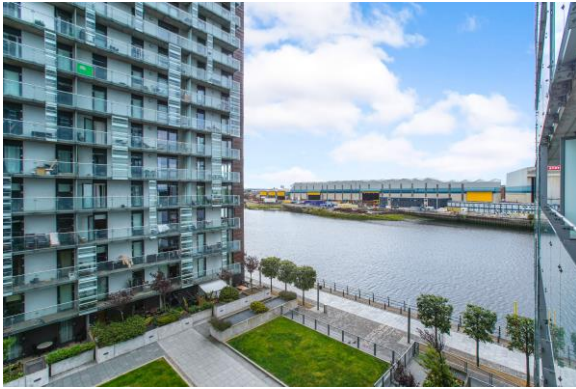
Kitchen: 1.80m x 3.50m

Master Bedroom: 3.40m x 3.90m

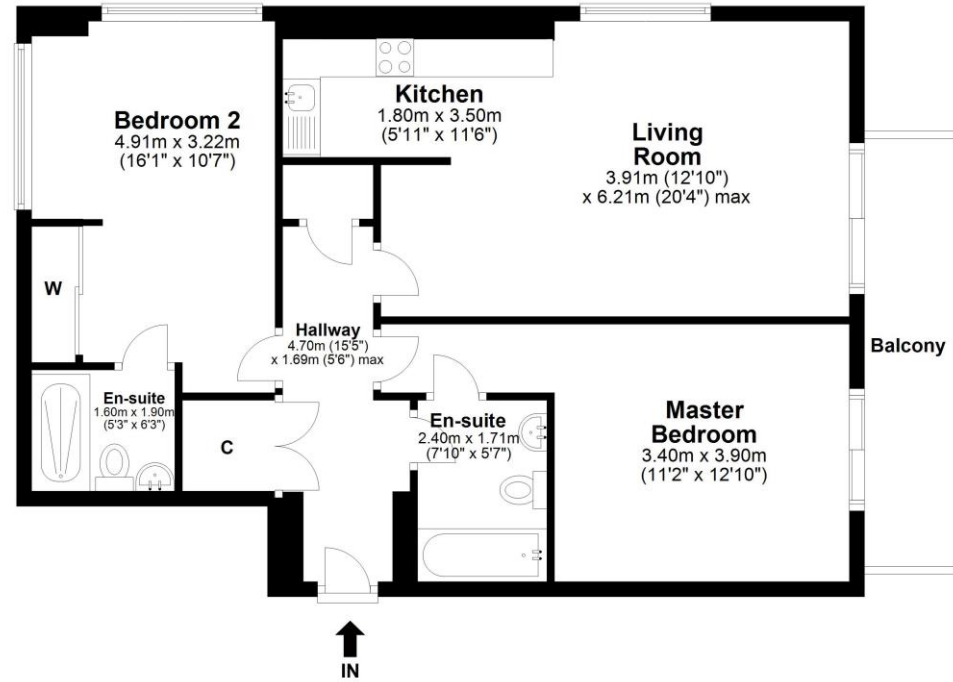
En Suite to Master Bedroom: 2.40m x 1.71m

Bedroom 2: 4.91m x 3.22m

En Suite to Bedroom 2: 1.60m x 1.90m



Meadowside Quay Walk, Glasgow, G11 6DT



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 76.3 sq. metres (821.1 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.