



Flat 2/3, 336 Meadowside Quay Walk
Glasgow Harbour | G11 6AW

pattison&co

Offers Over £195,000



Flat 2/3, 336 Meadowside Quay Walk, Glasgow, G11 6AW

This is a tremendously impressive second floor 2 bedroom flat within the popular Glasgow Harbour Development, with onwads 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. Double patio doors connect the living space to the balcony area boasting the expansive and stunning views. The integrated kitchen includes modern floor and wall mounted cabinetry with integrated gas hob, oven and microwave. The master bedroom boats ample space for a double bed and storage and comes complete with integrated wardrobes. The en suite includes an impressive white sanitary set with modern full height tiling. The second bedroom, also boasting ample space for a double bed and office space, also features integrated wardrobes. The property is complemented by a generously sized family bathroom with integrated storage space and shower over bath. Externally, the quaint balcony provides breath-taking views of the Clyde riverside and provides a quiet place to relax. The property specification includes UPVC double glazing, gas central 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: 6.02m x 2.71m

Living Room & Kitchen: 4.71m x 9.21m

Master Bedroom: 4.30m x 5.20m

En-Suite: 3.20m x 1.70m

Bedroom 2: 3.51m x 3.15m

Bathroom: 2.29m x 2.11m

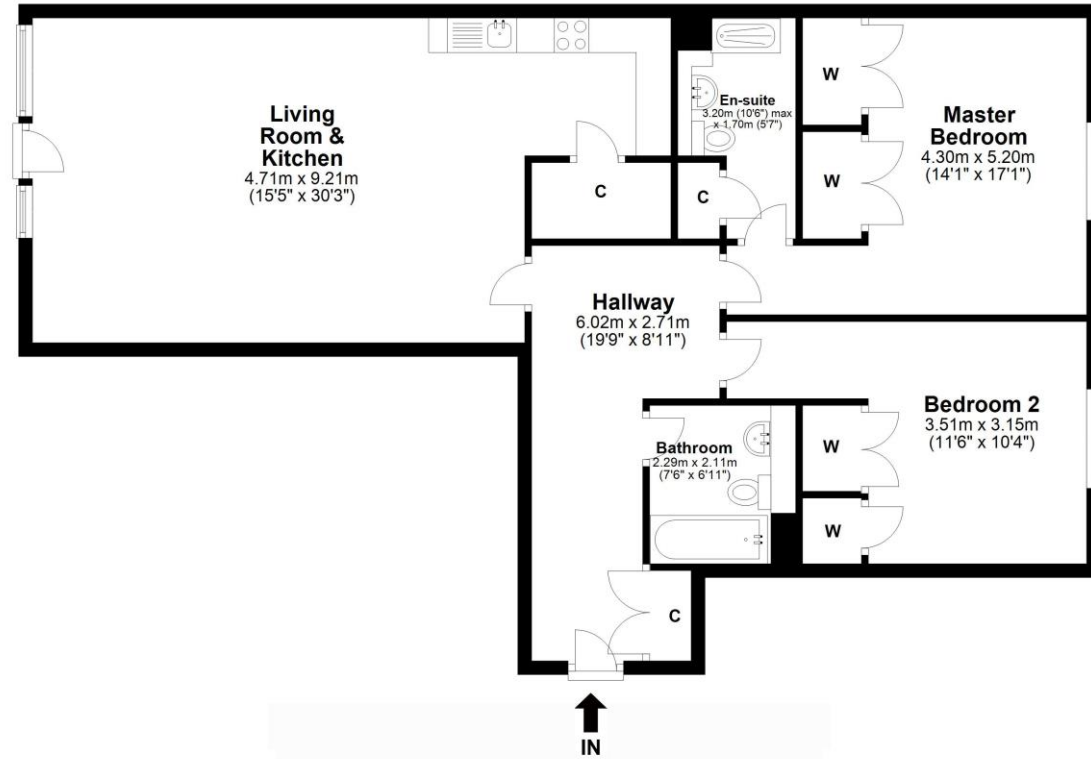


Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Total area: approx. 100.5 sq. metres (1081.3 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.