



**2/3 15 GRANVILLE STREET**

CHARING CROSS

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**3 | BEDROOMS**

**1 | BATHROOM**

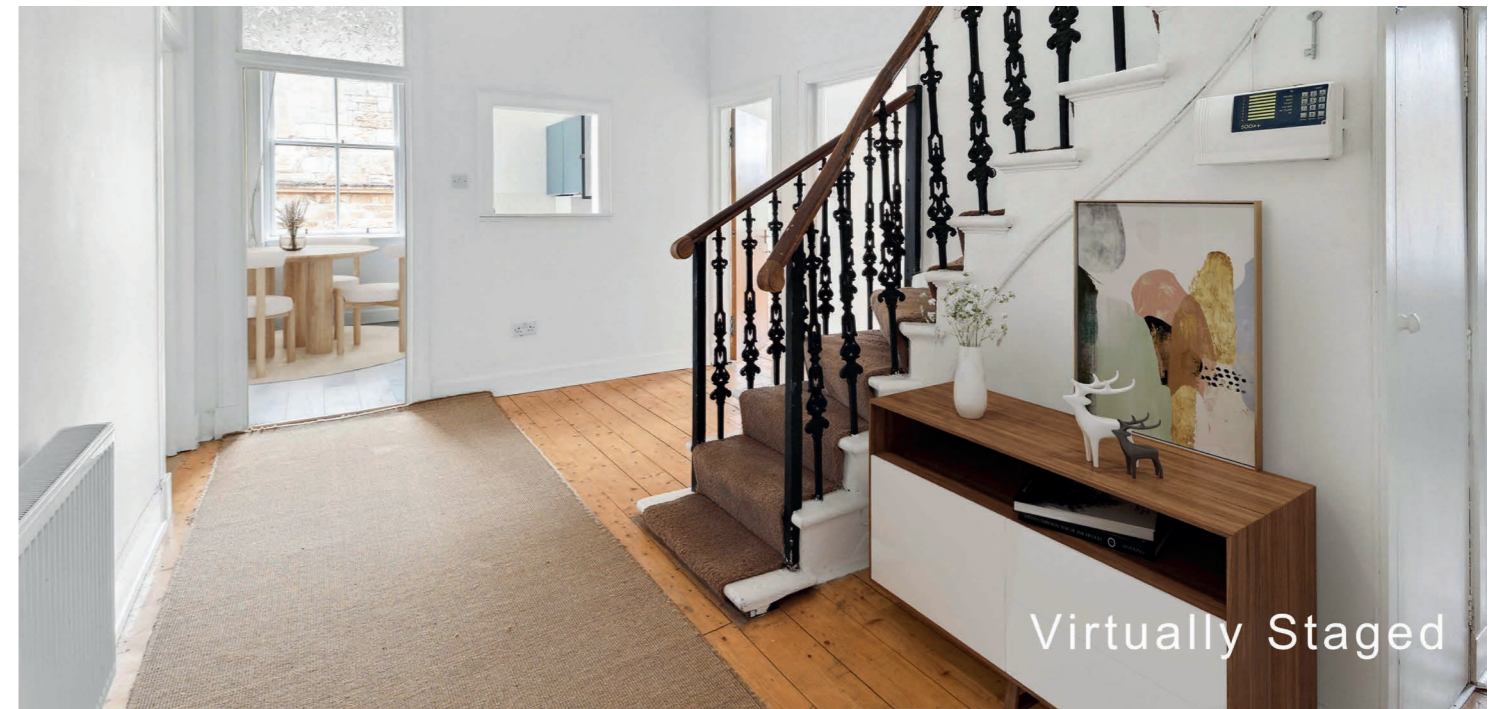
**1 | PUBLIC ROOM**

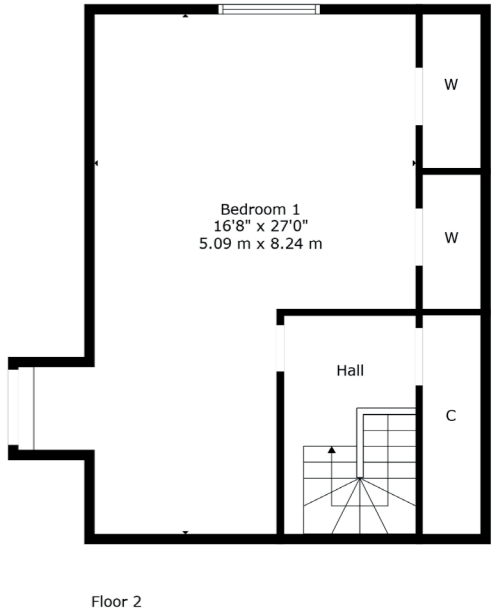
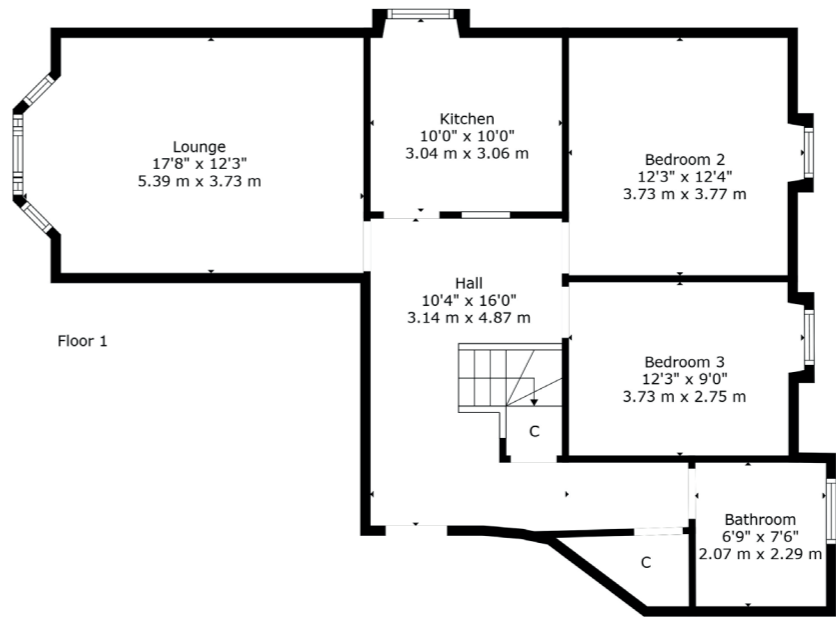
**2/3 15 Granville Street is a fantastic and rarely available three bedroom upper duplex apartment, occupying the top (second) floor position within a handsome blonde sandstone building. This property is located in the ever-popular Charing Cross area, exceptionally well-placed to take advantage of the local amenities of the City Centre with an enviable selection of superb restaurants and bars nearby.**

The building is initially entered via a secure entry system leading to the communal hall. The internal accommodation comprises; a welcoming reception hallway with two storage cupboards off, bright and spacious front facing lounge with ample space for dining, good sized modern kitchen boasting a range of base and wall mounted units and integrated appliances, two good sized double bedrooms to the rear both offering ample space for free standing storage, and a well-appointed modern main bathroom with three-piece suite and free-standing shower and bath completes the lower level accommodation.

Stairs lead to the upper level where there is an expansive principle bedroom with ample eaves storage, direct access to a private balcony and ample space for free standing furniture. This space is extremely versatile and offers the ability to add an ensuite shower room, given the space on offer.

In addition, the property benefits from gas central heating, sash and case windows and residents on street permit parking can be applied for via Glasgow City Council.





The desirable Charing Cross district is very close to the City Centre and the popular Finnieston area, both of which provide a variety of local shops and amenities, including wine bars and restaurants. Finnieston also offers many new bars and restaurants including The Ox & Finch, The Gannet, Six by Nico, The Kelvingrove Café, The Crabshakk and The Finnieston.

There are good road links to the M8 motorway and Glasgow International Airport. Public transport is available by bus and rail, and there is a train station at Charing Cross with links to the City Centre, Edinburgh and beyond.

The property is also within walking distance to all major universities in Glasgow City Centre, and is within the catchment for Glasgow Gaelic Primary & Secondary School.

**WE4994** | Sat Nav: 15 Granville Street, Charing Cross, G3 7EE

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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