



**2/1 145 ALBION STREET**

GLASGOW CITY CENTRE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

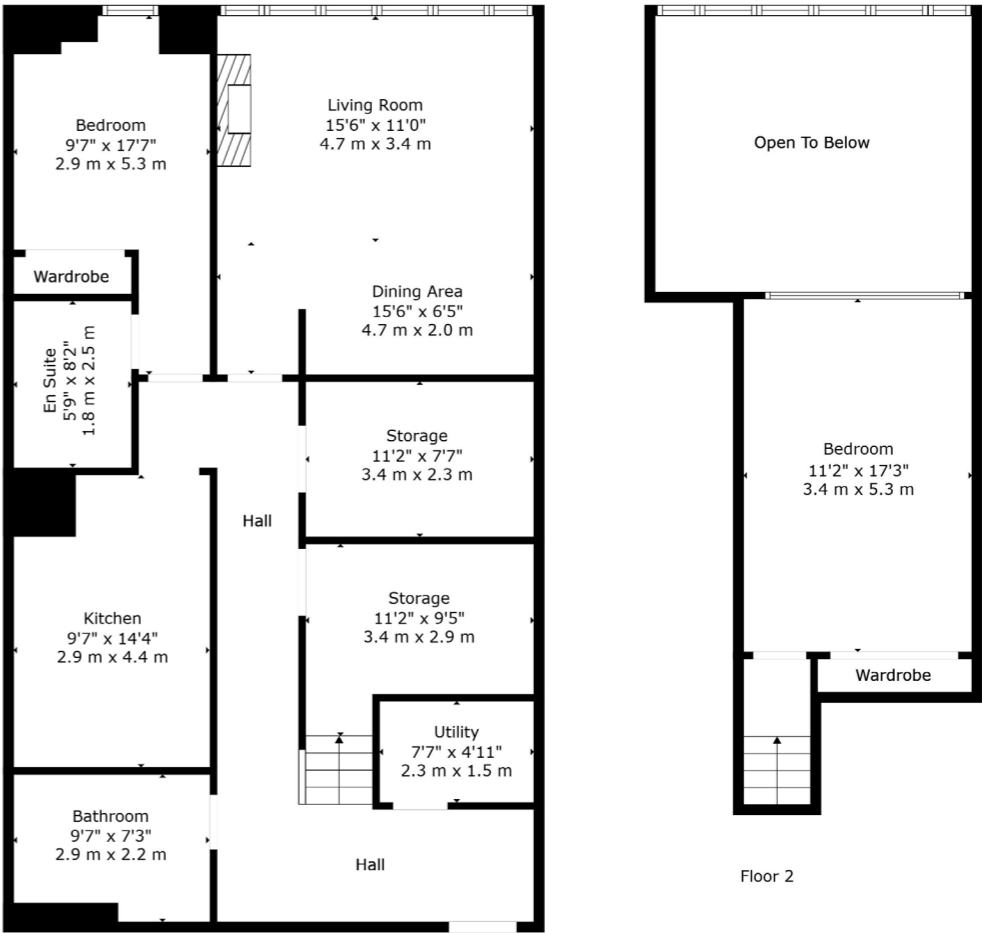
2/1 145 Albion Street is a unique, and rarely available, two-bedroom, two-bathroom, second floor apartment with allocated underground private parking. The property is situated in the historic Herald Building in Glasgow's vibrant Merchant City, and is ideally located for a wealth of local amenities, along with being perfectly situated for The University of Strathclyde and Glasgow Royal Infirmary.

Entrance to the building is via a residents' controlled entry system, leading to a well-maintained communal hallway with lift and stair access to all levels. Internally, the property has been meticulously and thoughtfully upgraded throughout, with the accommodation comprising a welcoming reception hallway with two generous storage cupboards and a utility space. An impressive and extremely bright lounge with views across the Ramshorn Churchyard, provides ample space for dining and relaxing and is enhanced by a beautiful, custom built, feature wall with an electric fireplace. A feature glass wall separates the hallway from the kitchen and allows natural light to enter the spacious kitchen, which is equipped with modern, high-spec, integrated appliances, along with a range of base and wall-mounted units.

There are two good-sized double bedrooms, both offering built-in storage. The principal bedroom is situated on a mezzanine level above the lounge area, and has been fitted with a glass partition and remote controlled roller blind for enhanced privacy. The second bedroom is situated at the back of the property and boasts its own modern ensuite bathroom with a shower and underfloor heating. The main bathroom includes his and hers sinks with built in storage, underfloor heating and a bath with overhead shower.

The property features electric heating, double glazing throughout, allocated underground private parking, a communal roof terrace with lovely open views and lift access, and a residents' communal space to the rear.





Floor 1

Floor 2

The property is situated in Glasgow City Centre.

There are excellent local bars and restaurants including The Citizen Glasgow, The Spanish Butcher, Paesano Pizza, Wunderbar, Bucks Bar, The Corinthian Club etc. Additionally, there are a wide variety of shopping outlets along Glasgow Buchanan Street and Sauchiehall Street, as well as entertainment activities such as Glasgow Cineworld, Jungle Rumble Adventure Golf and X-Escape Room.

Established educational institutes such as The University of Strathclyde, Glasgow Caledonian University, Glasgow School of Art, The Royal Conservatoire of Scotland and City of Glasgow College are located nearby.

**NM5126** | Sat Nav: 145 Albion Street, Glasgow City Centre, G1 1QS

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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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