



FLAT 36 THE MATRIX BUILDING

112 COWCADDENS ROAD, COWCADDENS

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Flat 36 112 Cowcaddens Road is a magnificent three-bedroom, duplex apartment situated within the iconic 'Matrix Building' built circa 2004, located in a fantastic Glasgow City Centre location, and with private parking.

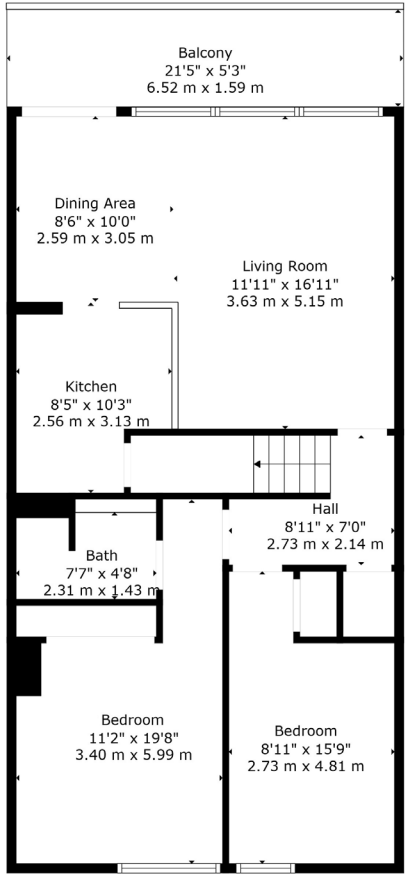
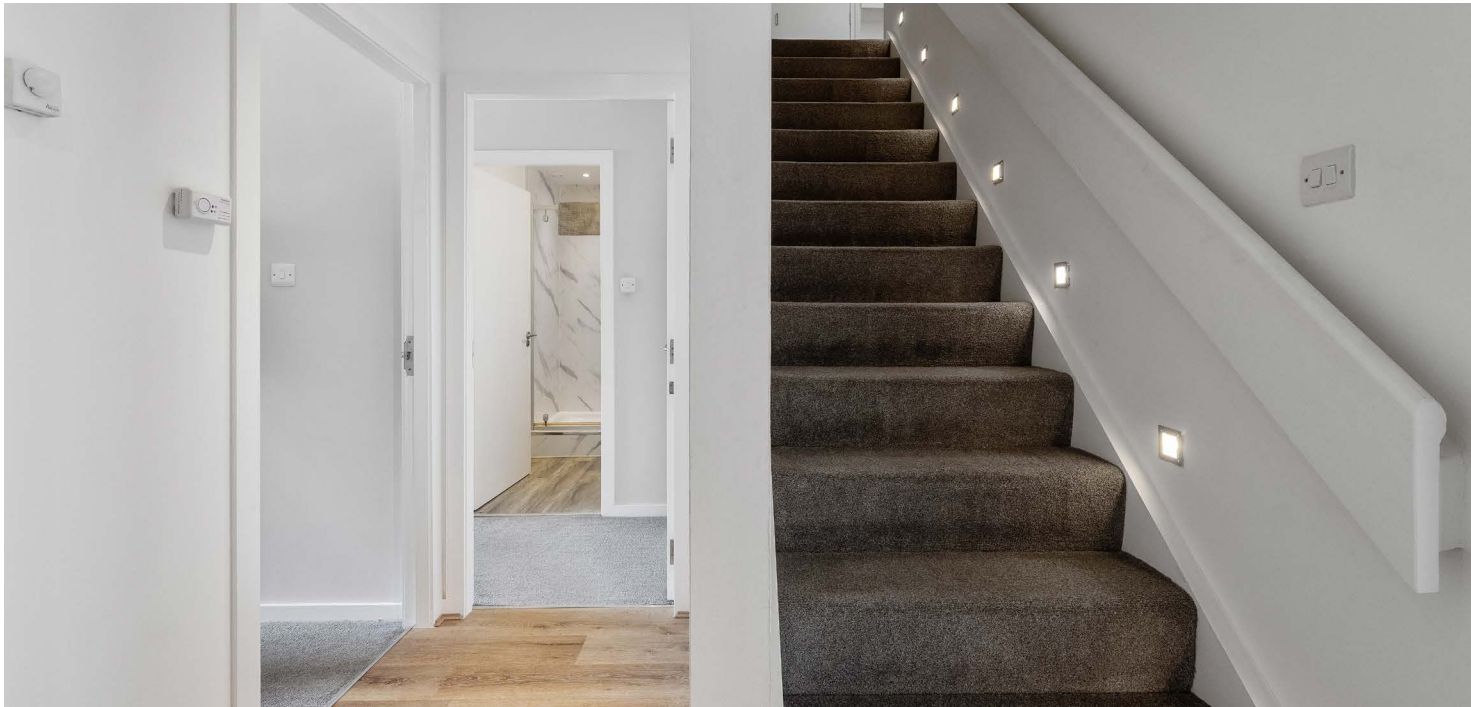
The property is entered via secure gates which leads to a well-maintained communal courtyard, and in turns leads to an immaculate communal hallway, with lift and stair access to all levels. The bright and spacious apartment is formed over two levels with the internal accommodation comprising: welcoming reception hallway on the upper level with mezzanine bedroom/office and a modern family three-piece suite bathroom. Stairs lead to the lower level, where you will find a truly stunning, lounge/dining room and open-plan kitchen, with double height ceiling and floor to ceiling windows, flooding the room with natural light. Here there is also direct access onto a superb, private balcony with spectacular views across the city. To the rear, there are a further two double bedrooms, one with modern en suite shower room, and both offering built-in storage and space for free-standing storage.

In addition, the apartment has gas central heating, double glazing, lift access, landscaped courtyards, concierge service and private, allocated underground parking.

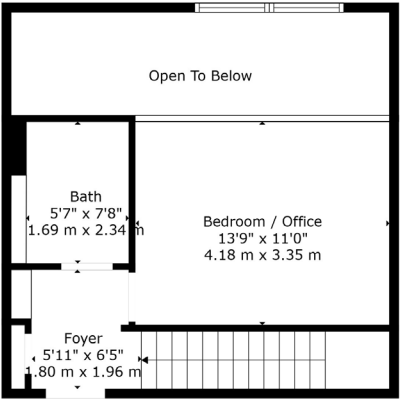








Floor 1



Floor 2

The Matrix is perfectly positioned with easy access to many transport links, shops and bars and restaurants on Buchanan Street and Sauchiehall street.

Cowcaddens Subway Station is nearby as well as Buchanan Bus Station and Queen Street Railway Station with links to Glasgow City Centre, Edinburgh, Glasgow Airport, Edinburgh Airport and beyond. There are also good road links with easy access to the M8 motorway.

In addition, there is excellent local and private schooling in the area. The location is ideal for those looking to study or work at Strathclyde University, Caledonian University, Glasgow University, as well as The Glasgow School of Art and The Royal Conservatoire.

WE5430 | Sat Nav: The Matrix Building, 112 Cowcaddens Road, Cowcaddens, G4 0HL

For the full home report visit www.corumproperty.co.uk

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



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