



Client of Countrywide
2/2 The Library, 48 Miller Street, Glasgow, G1 1DT



Countrywide

Estate Agents

The City Centre buyers are often searching for that special and unique property and this is one such home. Offering that perfect mix of traditional exterior with modern living, this stunning duplex penthouse is located within the original Stirling Library which has been tastefully converted into just five luxury apartments. The accommodation on offer comprises reception hallway, lounge, dining kitchen, two double bedrooms (master with en-suite and both with built-in wardrobes), three piece bathroom and utility. One of the main selling features of this home are the truly stunning ceiling cupolas. The Merchant City is the core residential district of Glasgow City Centre and upon visiting the area its appeal is originally evident offering residents the perfect mix of facilities for commerce, retail and nightlife. Allied to the Merchant City itself is a prime location for some of Scotland's leading bars and restaurants. The property is also ideally located for access to the M8 motorway and transport links.



Entrance

Gated secure entry leads into courtyard with further secure entry door allowing access to impressive communal hallway. Carpeted stairwell to upper floors, the property can be found on the second floor, right hand side.

Reception Hallway

Accessed via timber door with spy hole insert. The quality to be found throughout this executive apartment is immediately evident upon entering the hallway. Allows access to dining kitchen and bedrooms one and two. Ceiling coving and light point. Smoke alarm. Secure entry handset. Laminate flooring.

Dining Kitchen

19'0" x 12'8"

The feeling of space and height offered by the truly stunning cupolas is immediately evident upon entering the dining kitchen area. Central heating radiator. Wall lighting. Heating controls. Laminate flooring. Stairway leading to mezzanine lounge area. Access to bathroom. The kitchen offers a range of floor and wall units with under unit lighting and complementary worktop surfaces. One and a half stainless steel bowl sink with side drainer and mixer tap. Integrated electric oven, microwave, dishwasher and fridge/freezer. Breakfast bar area. Integrated four ring ceramic hob and additional storage space. Twin ceiling light points. Extractor vent. Tiled flooring. Access to utility area.



Dining Kitchen





Feature



Lounge

Utility 11'1" x 4'0"

Offers worktop surface. Storage cupboard. Washer/dryer. Ceiling light point. Extractor vent. Central heating radiator. Tiled flooring.

Bathroom 9'5" x 5'7"

Beautifully appointed and generously sized bathroom comprises panelled bath with centre mixer tap, wash hand basin and low flush wc. Partially tiled walls with complementary tiled flooring. In-set vanity mirror with shaver point to side. Ceiling downlighters. Ceiling light point. Extractor vent. Heated chrome towel rail.

Upper Hallway

Timber balustrade. Wall lighting. Storage cupboard. Fitted carpet.

Mezzanine Lounge Area 19'0" x 16'4"

Stunning ceiling cupolas which flood the inner space with natural light. Ornate corncoring. Wall lighting. Double glazed window formation affording westerly aspects. Three central heating radiators. Fitted carpet. Original decorative metal balustrade. Door leading to third level.



Lounge





Bedroom One **13'5" x 11'1"**

Master bedroom with twin double glazed window formation. Twin central heating radiators. Built-in wardrobes offering hanging and shelving space. Ceiling coving and lighting. Fitted carpet. Access to en-suite.

En-suite **8'9" x 3'10"**

Comprising walk-in shower cubicle with Triton electric shower, wash hand basin and low flush wc. Tiling to ceiling height within shower cubicle. Partially tiled walls. Ceiling downlighter. Ceiling light point. Extractor vent. In-set vanity mirror with shaver point to side. Heated chrome towel rail. Tiled flooring.

Bedroom Two **11'9" x 9'4"**

A double bedroom with double glazed window formation affording westerly aspects. Built-in wardrobes with sliding doors offering hanging and shelving space. Ceiling coving and lighting. Central heating radiator. Fitted carpet.

Heating

The property benefits from wet electric heating.

Glazing

The property is double glazed.

Security

The property is accessed via security controlled door entry system.



Bedroom Two

Vendor & Viewing Details	
Vendor	Clients of Countrywide
Viewing	Countrywide City Living 71 Candleriggs, Merchant City, G1 1NP t: 0141 552 1400 e: cityliving@countrywidenorth.co.uk
Office Contact	Nicola Goudie

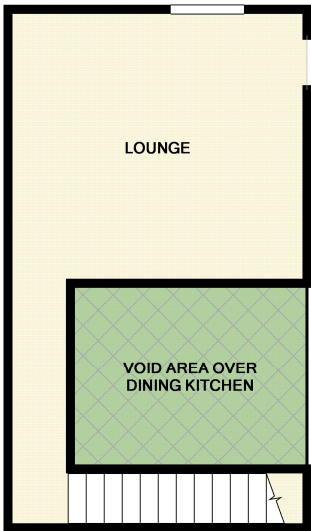


Bathroom



Travel Directions

From Countrywide City Living proceed west along Ingram Street turning left into Miller Street where the property can be found on the left hand side.



Accommodation	
DINING KITCHEN	19'0" x 12'8"
UTILITY ROOM	11'1" x 4'0"
BATHROOM	9'5" x 5'7"
MEZZANINE LOUNGE AREA	19'0" x 16'4"
BEDROOM ONE	13'5" x 11'1"
EN-SUITE	8'9" x 3'10"
BEDROOM TWO	11'9" x 9'4"

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If you would like to know how much your property may achieve in today's market, we are pleased to offer a free market appraisal with no obligation.

Survey & Mortgage Advice

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Countrywide Mortgage Services, Sovereign House, Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GT.

Your Home may be repossessed if you do not keep up repayments on your mortgage.

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Countrywide are an office of fair trading approved retailer

View full details of this property online at:

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hours of business

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 SATURDAY: 10am - 1pm | SUNDAY: CLOSED

CLV080359

Date particulars prepared: 31/10/2008 Principal Office: 71 Candleriggs, Glasgow G1 1NP



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