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ESTATE AGENCY

108 ^{3/3}
Mavisbank Gardens,
Glasgow G51 1HR

www.cochrandickie.co.uk



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Set on the third floor of the iconic QE3 building at the River Clyde and at 'eye' level of the Clyde Arc Bridge is this beautifully presented two bedroom luxury apartment.

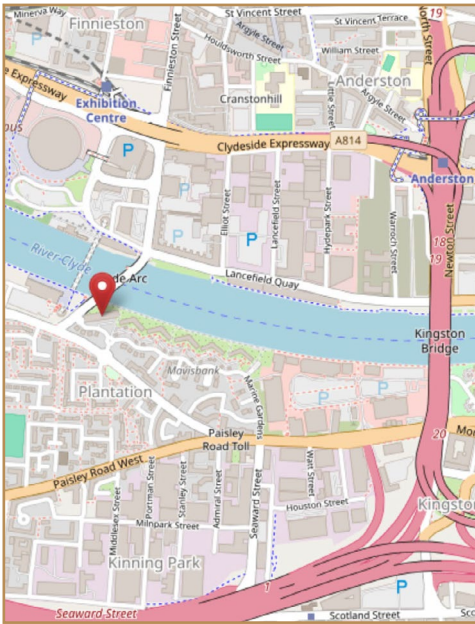
The accommodation comprises; communal hallway with security entry, reception hallway with fantastic storage, (one of which is currently used as a utility cupboard), a dining size lounge with floor to ceiling windows and a door leading to the private balcony that offers fabulous views over the River Clyde and a variety of Glasgow Landmarks. The upgraded contemporary designed kitchen has integrated appliances that includes oven, hob, extractor hood, microwave, fridge freezer and dishwasher. Both double bedrooms have built-in fitted wardrobes with

the principal bedroom also benefitting from an en-suite shower room. Completing the accommodation is a three-piece apartment bathroom.

The specification includes gas central heating, double glazing and allocated parking in secure under ground garage as well as lift access.

Festival Park sits on the southerly banks of the River Clyde with STV and BBC buildings close by. There is also access into the city centre via the Clyde Arc Bridge towards the Hydro, SECC and many restaurants, bars and cafes. The motorway network is also easy to access along with many of the city's finest colleges and universities.



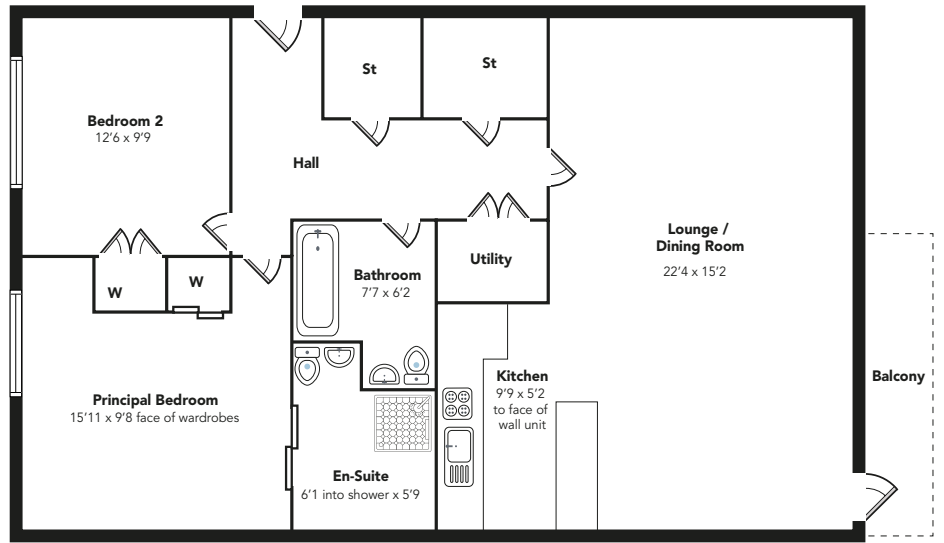


EPC rating
B

Office
Paisley

disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans

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