



**18 MCPHERSON STREET**  
FLAT 1/2, MERCHANT CITY, GLASGOW, G1 5AJ



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Welcome to a bright and spacious two-bedroom first-floor flat which forms part of a modern development in the highly sought-after Merchant City area of Glasgow city centre. Brought to market in move-in condition, this beautiful home offers neutral interiors and high-quality finishings throughout. It further boasts a southwest-facing aspect for a flood of natural light, a well-appointed kitchen, and a fashionable bathroom. In short, it is an exceptional city residence in a prestigious location.

Accessed via a secure entry system, the flat's front door opens into a hall with crisp neutral décor and engineered wood flooring, setting the standards. It also provides two built-in cupboards before flowing right into the living/dining room. This reception area continues the attractive aesthetic, which amplifies the light and airy proportions along with a generous row of southwest-facing windows. The spacious room easily accommodates comfy lounge furniture and a table and chairs, as well as a neatly zoned workstation. The adjacent kitchen is openly accessed, sporting a galley-style design and monochrome-inspired colour palette. It is well-appointed with cabinets and complementary worktops with a matching splashback panel. The modern look is further enhanced by seamlessly integrated appliances.

## FEATURES

- A spacious first-floor flat in move-in condition
- Part of a much sought-after modern development
- Highly desirable city centre location in Merchant City
- Neutral interior design and high-quality finishings
- Welcoming entrance hall with two built-in cupboards
- Living/dining room with southwest-facing aspect
- Well-appointed kitchen with galley-style design
- Two double bedrooms (one with built-in wardrobe)
- Contemporary bathroom with overhead shower
- Large courtyard-style garden for communal use
- Allocated parking in the secure underground car park
- Gas central heating and double-glazed windows





Set side by side, the two double bedrooms enjoy the same sunny aspect as the living area and similar styling. The principal bedroom has the added benefit of a built-in wardrobe, whilst the second bedroom provides homeowners with additional versatility, showcased by the current owner who uses it as an office. Finishing the accommodation is a bathroom enveloped in earthy-toned tiles. It has a three-piece suite comprised of a toilet, a washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, homeowners have shared use of a large, courtyard-style garden which is dotted with plants and benches for relaxing in the sun. Private allocated parking in the secure underground car park. Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances (oven, gas hob, fridge, freezer and dishwasher), plus a Samsung washing machine to be included. Factor: The factor is managed by Speirs Gumley at a monthly cost of £172, which includes an on-site caretaker, maintenance of communal areas, including lift, electricity for car park and communal areas, and buildings insurance.







## Merchant City

Located in the heart of Glasgow, Merchant City is one of the most characterful and historic neighbourhoods in the city centre, known for its elegant architecture, cultural vibrancy, and lively atmosphere. Once home to Glasgow's influential merchants, the area has evolved into a stylish and highly desirable district that blends historic charm with modern city living. Its central location makes it especially appealing to professionals and creatives, as well as those who enjoy having everything you need practically on your doorstep. The area is home to an excellent variety of everyday amenities, with numerous supermarkets, convenience stores, and essential services all within easy reach. The wider city centre provides extensive shopping opportunities too, from boutique retailers to major shopping hubs. Merchant City is also renowned for its thriving food and drink scene, with an impressive selection of cafés, restaurants, bars, and casual dining spots. For those who enjoy an active lifestyle, the neighbourhood benefits from several gyms, fitness studios, and nearby sports facilities. Glasgow Green, one of the city's oldest and most expansive parks, is just a short stroll away, offering riverside paths, open green spaces, and opportunities for running, cycling, and outdoor recreation. Cultural life is a major highlight too, with numerous art galleries, theatres, and performance venues contributing to the area's dynamic creative identity. Furthermore, schooling is well provided across all levels, including primary, secondary, and further education. Local transport links are excellent as well, with frequent bus and rail services just a brief walk away, offering swift connections across Glasgow and beyond, while major road networks are easily accessible for wider travel.





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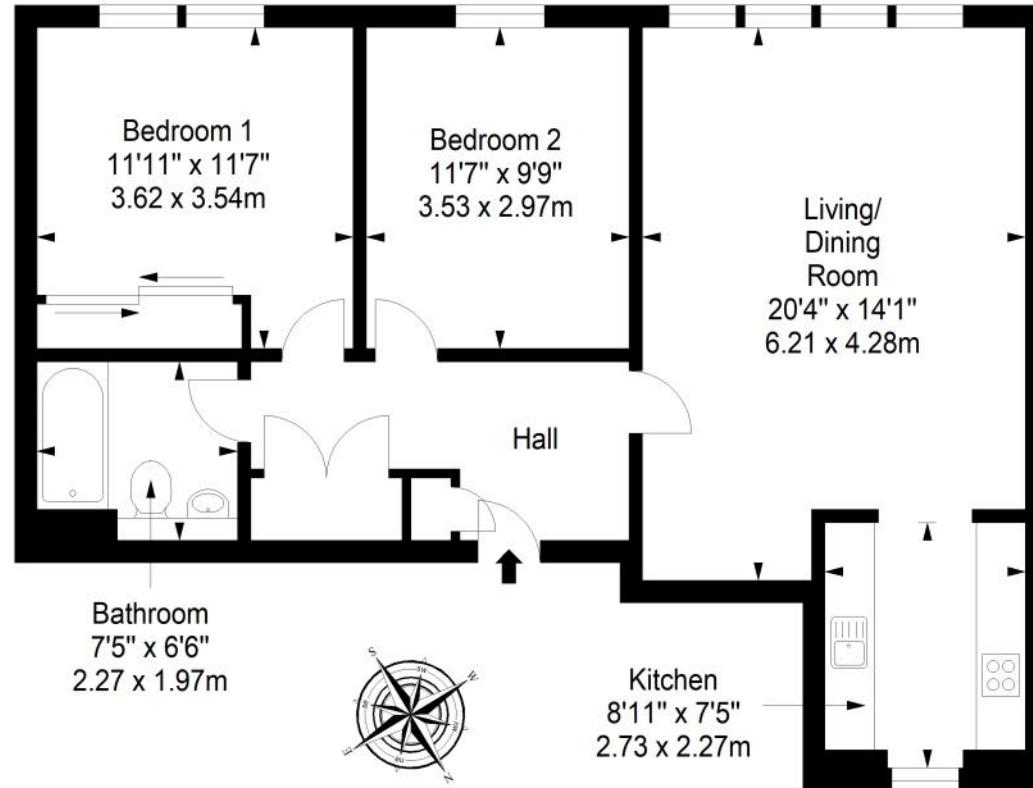
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### First Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)