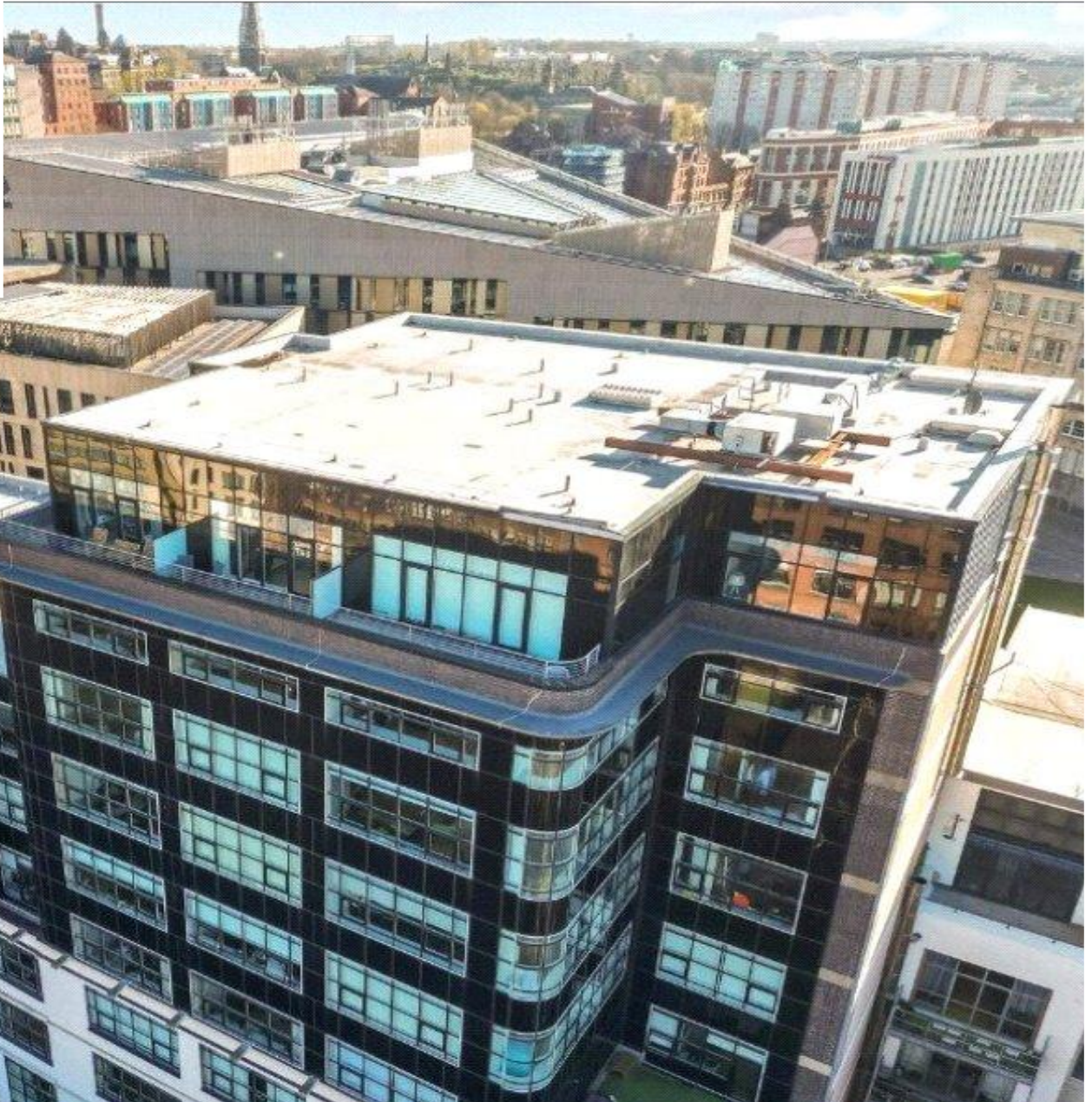


Flat 7/1
145 Albion Street,
Glasgow. G1 1QT

<https://www.slaterhogg.co.uk>

Slater Hogg & Howison





Albion Street, Glasgow, G1 1QT

More than a little marvellous, set in the most perfect, leafy environment, bathed in light and with an open West aspect over the protected gardens of the Ramshorn Church, this immaculately presented, really very special, lifestyle property is at the very heart of the Merchant City. Brimming with activity in a truly central hot spot, this is a perfect destination for the urban flat hunter. Communal areas extend to an outdoor East facing terrace on the 4th floor with planted raised beds for use by residents. Within the property itself; the inner hall leads into a generous contemporary lounge with large picture window providing a virtual wall of glass and viewing to green treeline. There is a generous double bedroom which is screened from the living. The kitchen comes equipped with a full range of appliances, granite worktop surfaces. The internal quality bathroom with floor and wall tiling is off the entrance hallway. The apartment has electric heating and has good storage throughout. There is an allocated Parking Space.

Viewing:

By appointment through Candleriggs

CAA260214

EER: C

Office Contact:

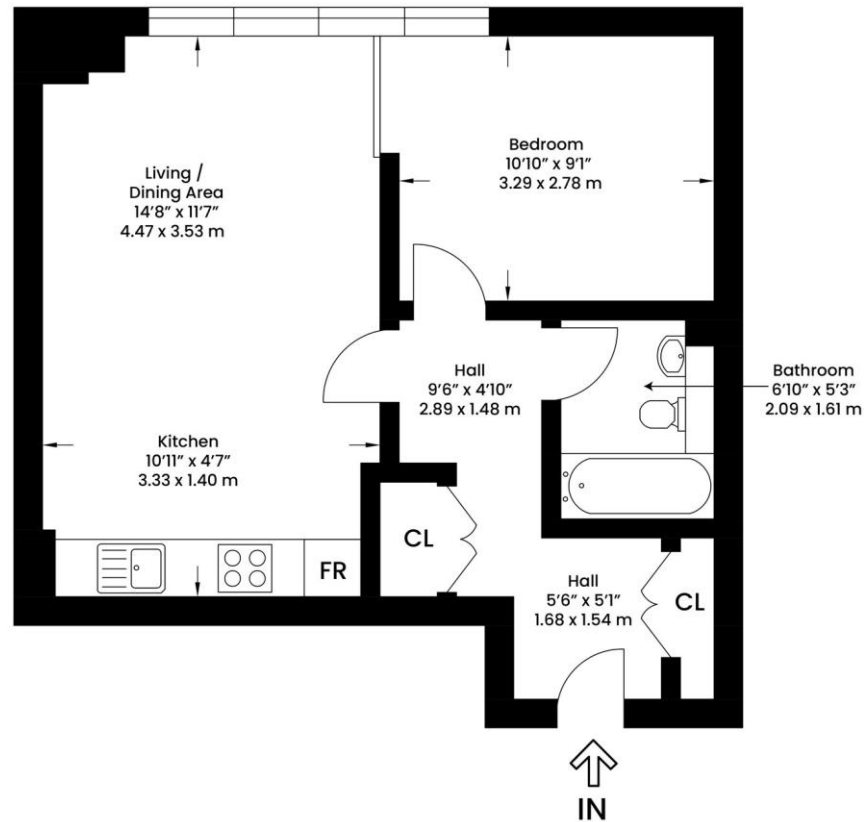
0141 552 8599











vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes if possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

Rooms Dimensions:

Living Room/Dining Area 14'8" x 11'7"
(4.47m x 3.53m)

Kitchen 10'11" x 4'7" (3.33m x 1.4m)

Bedroom 10'10" x 9'1" (3.3m x 2.77m)

Bathroom 6'10" x 5'3" (2.08m x 1.6m)

Hall 9'6" x 4'10" (2.9m x 1.47m)

Your local office...

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details.

Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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