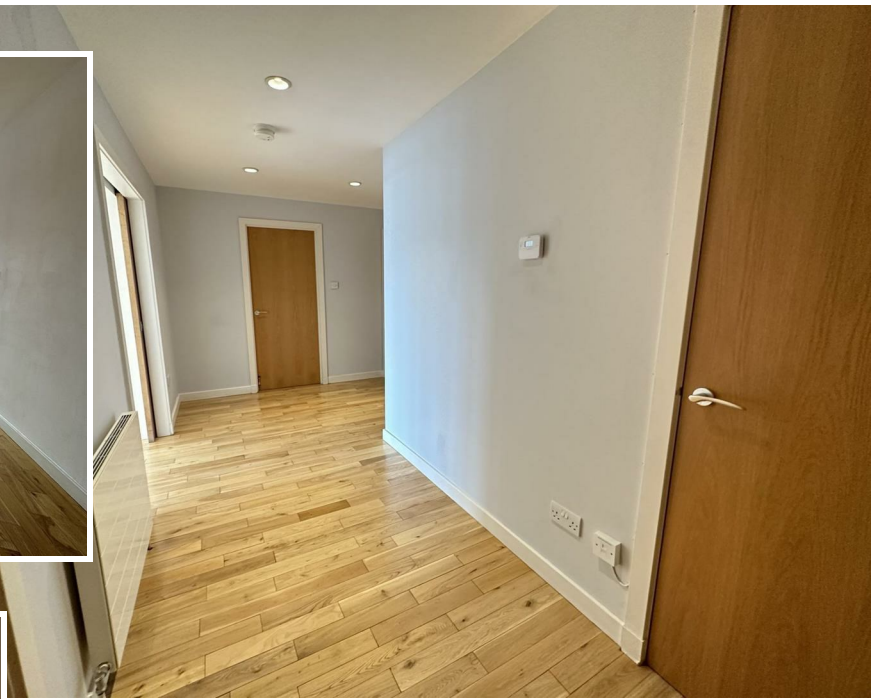




338 Meadowside Quay Walk, Glasgow Harbour,
Glasgow



UNEXPECTEDLY BACK ON THE MARKET

Executive Living at its best!

Nestled on the Clydeside within Glasgow's vibrant and popular west end this one of a kind private south facing modern 1400Sqft 4th floor 5 apartment property 3 bedroom flat offers flexible living space, situated within the award-winning Cala development at Glasgow Harbour, with stunning uninterrupted south and west facing views across the River Clyde.

Block 338, the smallest with only 15 residential properties, is privately located, hidden within the Cala development and can only be accessed passing the concierge entrance, allowing for enhanced security and privacy.

Accommodation comprises of secure communal entrance hall with concierge office (lift and stair access to all levels), entrance hall, cloaks area, storage cupboard, 3-piece shower room with Laufen sanitary ware, fully fitted utility room, lounge with open south & west facing aspects, open plan dining area, fully fitted kitchen with integrated appliances, 2 double bedrooms (both with ensuite facilities and large fitted wardrobes), additional room that can be utilised as a 3rd double bedroom (with ensuite facilities)/office/tv room/gym, gas central heating (new boiler), double glazing, video secure entry, secure private parking (space 31 – 'drive in, drive out'), good storage, bike storage, 24 hour CCTV throughout the whole development and car park, concierge service, wrap around south and west facing balcony with uninterrupted river views, landscaped communal internal gardens.

Glasgow University 8-10 minute walk

5 min walk to Partick train & subway station


5 min drive to Central station


5 min drive to M8, M74 & M77 motorway network

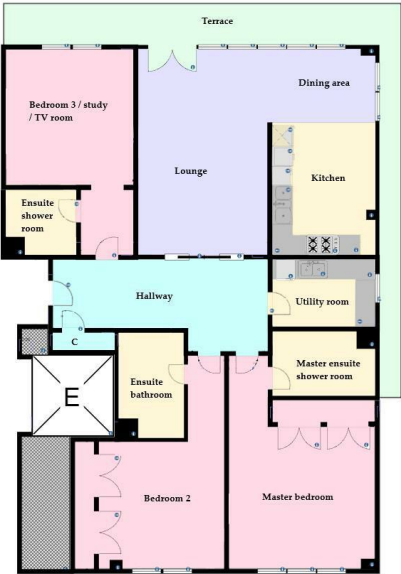
10 min walk or 5 min drive to the Queen Elizabeth University Hospital

10 min drive to Glasgow International Airport

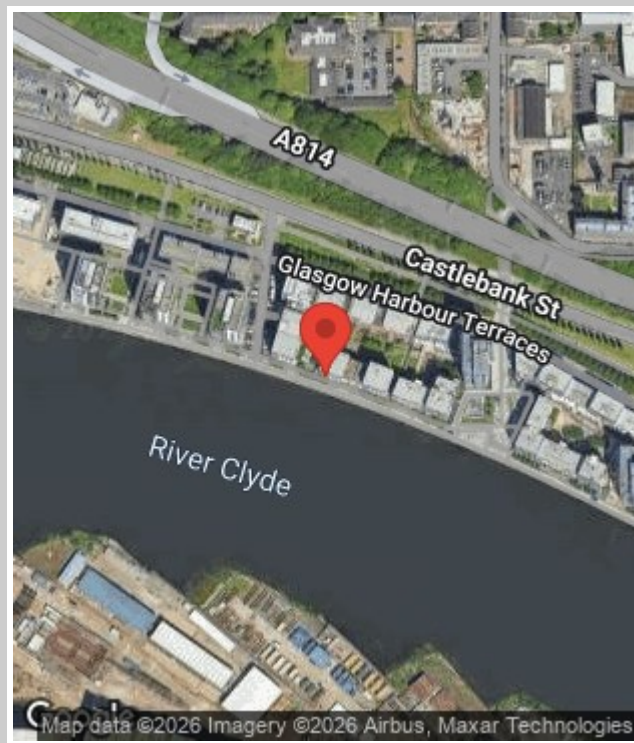
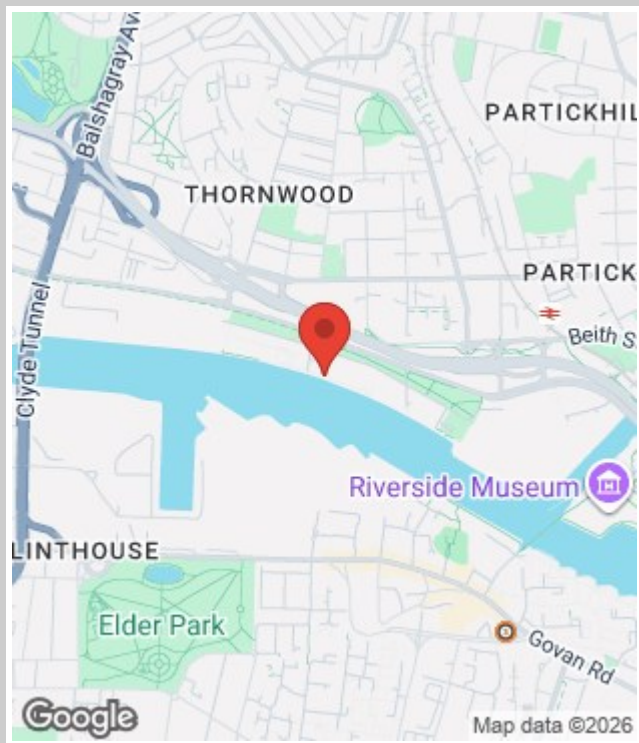
- Stunning south facing uninterrupted views
- Solid oak flooring
- Bespoke fitted blinds throughout
- Cat 5 cabling throughout - Sky, cable and BT connections
- Private parking, good storage, bike storage, 24 hr CCTV
- Video secure entry, concierge service,cctv
- Freshly decorated & New carpets
- Laufen sanitary ware & Bauhaus taps throughout
- Gas central heating - Boiler replaced 2024, double glazing
- Wrap around south & west facing balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
EU Directive 2002/91/EC		



From Hillhead subway station on Byres Rd, travel south on Byres Road towards Partick. Continue onto Church St to the junction with Dumbarton Road. Turn right onto Dumbarton Rd, then turn first left onto Coopers Well St/B808. Continue straight for approximately 0.5 miles turning right onto Castlebank St. After the petrol Station, turn second left onto Castlebank Pl, and the concierge office is situated on your lefthand side, ground floor of 11 Castlebank Pl. Sat Nav postcode search: G11 6BJ



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