



## 8/1, 350, Block A Argyle Street, Glasgow, G2 8ND

Offers Over £230,000

- Argyle Street location close to Central station and the Financial district
- Lift Access
- Approx rental income per month £1250
- Underground Parking for Residents
- Open Plan Living/Kitchen/Dining
- EER Band C
- 8th Floor position with south facing aspects
- Two double bedrooms and master en-suite shower room

# 8/1, 350, Block A Argyle Street, Glasgow G2 8ND

Benefitting from a secure underground parking space, this beautifully presented and generously proportioned two-bedroom apartment enjoys a prime position in the heart of Glasgow's vibrant city centre.



Council Tax Band:



The property features south facing aspects within the open-plan living area, with French doors and Juliette balcony allowing for excellent levels of natural light. Residents also benefit from attractive communal garden grounds and an impressive, well-maintained entrance foyer.

The Bridge is widely regarded as one of Glasgow's most sought-after modern apartment developments, ideally situated on Argyle Street. The location provides immediate access to the city's expanding financial district, including Barclays and Morgan Stanley, as well as Central Station, Buchanan Street, and a wide range of retail, dining, and leisure amenities.

Located within Block A, the apartment occupies a fantastic south-facing position on the 8th floor, offering panoramic views across the city and bright, airy accommodation throughout the day.

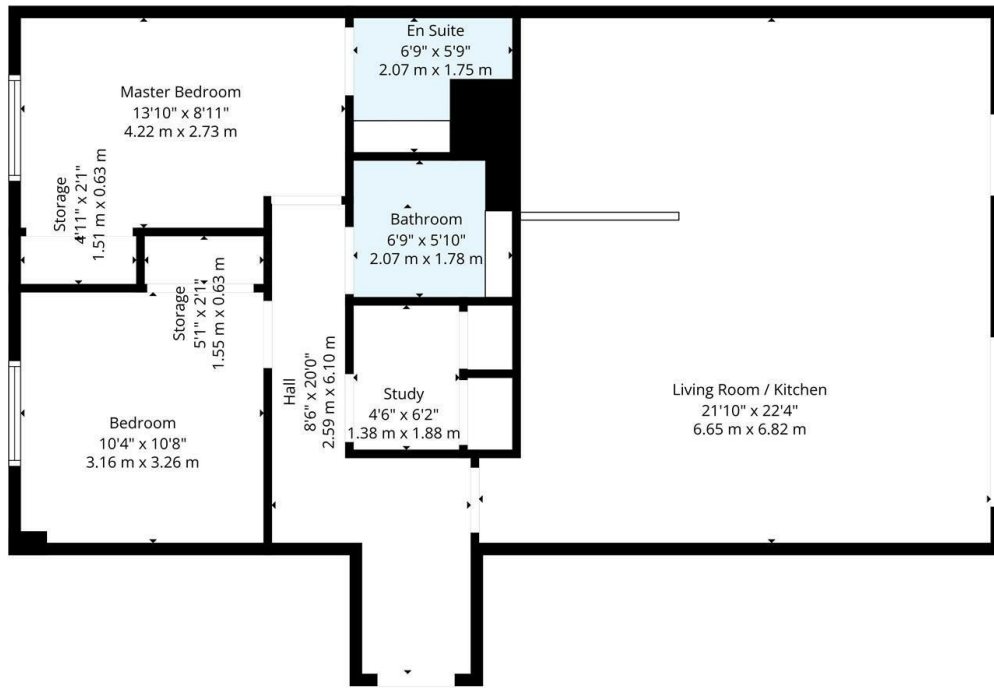
The accommodation comprises a welcoming entrance hallway with storage, including a large walk in storage cupboard currently used as a convenient study by the current owner. The spacious open-plan living, dining, and kitchen area features French doors with Juliette balcony. The contemporary kitchen is fitted with a range of base and wall-mounted units and integrated appliances.

There are two well-proportioned double bedrooms, both with built-in wardrobes, with the principal bedroom further benefiting from an en-suite shower room. The accommodation is completed by a main bathroom fitted with a three-piece suite and shower over the bath.

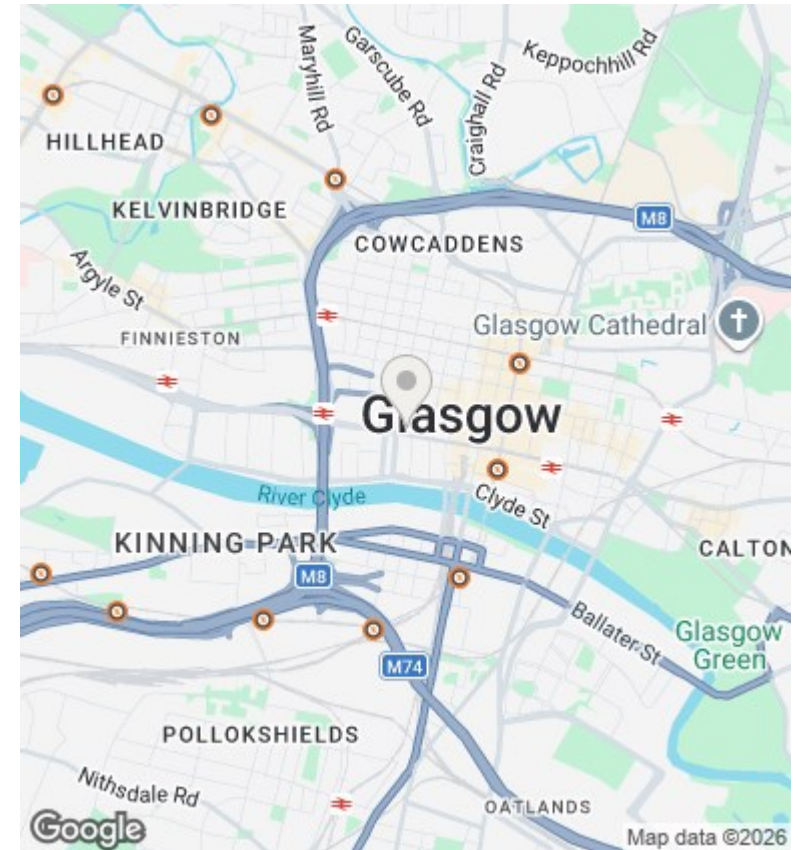
Early viewing is highly recommended to appreciate the quality of accommodation, exceptional natural light, and outstanding city-centre location on offer.







**TOTAL: 929 sq. ft, 86 m<sup>2</sup>**  
 1st floor: 929 sq. ft, 86 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 21 sq. ft, 2 m<sup>2</sup>, WALLS: 70 sq. ft, 7 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	