



****EMAIL ENQUIRIES ONLY - THIS PROPERTY DOES NOT HAVE AN HMO LICENCE****
AMARCO Estates are delighted to offer to the rental market this stunning 3 Bedroom, 2 Bathroom Duplex Apartment set in one of Glasgow's landmark and most iconic buildings. This lovely sandstone building was originally commissioned by the Co-Operative as their headquarters in the late 1880s and was designed and detailed in its distinctive French Renaissance style four-storey pavilions, capped by distinctive square domes that reach up into the skyline of the heart of the city.

Landlord registration number - 1435484/260/21062
LARN 2007005
Holding Deposit: £2000
EPC C

An impressive three bedroom duplex apartment offering contemporary spacious accommodation located in the restored former Co-operative Building in Tradeston.

This stylish executive apartment has a secure entry to a grand communal hall with many ornate features and both lift and stair access to all apartments. Internally the apartment comprises of reception hallway with storage, a generously proportioned living space on an open plan arrangement with a modern fully fitted kitchen with appliances, dining area providing ample space to host 8/10 guests, stunning double height ceilings and windows which flood this room with light and boasts fabulous city views. On this level there is also a bright

generous double sized bedroom with twin window formation & large walk in storage cupboard & stylish bathroom with contemporary tiling and a modern three piece suite with rainfall style shower over bath. Upstairs there are two bright generous double bedrooms, the master has the added benefit of fitted wardrobes and an en-suite four piece bathroom. In addition the property has a wet electric heating system and double glazing. The development features a well maintained inner courtyard, allocated secure underground parking and residents' gym. Viewing is essential to fully appreciate the accommodation this exceptional apartment has to offer.

Tradeston offers an excellent location for access around the city. There are three underground stations within half a mile of the development and regular bus services passing by the front door. The property is within a 5 minute walking distance of the main commercial centre. It is further complemented with a host of features including a secure entry system, gymnasium, private parking and lift access to all levels. The grand entrance, with its magnificent staircase, points to an era of unrivalled wealth and quality rarely seen today. There is quick and easy access onto the M8, M74 and M73 motorways with good road and pedestrian links to city centre via the Clyde Arc and the 'Squinty' bridge.

