



Flat 8/2, 16 Castlebank Place  
Glasgow Harbour | G11 6BX

pattison&co



Offers Over £109,000



**Flat 8/2, 16 Castlebank Place, Glasgow Harbour, G11 6BX**

This is an impressive eighth floor studio flat within the popular Glasgow Harbour Development, with onwads views of the Clyde riverside. The property enters by a bright and welcoming hallway giving access to all apartments. The open plan kitchen/living space allows for maximum light exposure. The integrated kitchen boasts neutral toned wall and floor mounted cabinetry with integrated oven and hob. The living accommodation is divided from the sleeping area by a sleek windowed partition, and provides space aplenty for a double bed and associated storage. The en suite includes an impressive white sanitary set with modern full height tiling and walk in shower. The accommodation is completed by a spacious storage cupboard located in the hallway. The property specification includes double glazing, electric heating, lift access via communal areas and private underground parking area with an allocated space. The property is in close proximity to Glasgow's West End and City Centre where you will find all usual amenities such as bars, shops and restaurants and Glasgow University and the Queen Elizabeth Hospital is a just a short 10 minute car journey away. The property is well served by transport links with being only a few minutes away from the Partick stop on Glasgow's Subway and also Partick Train Station. Furthermore, the M8 Motorway network also connects Glasgow to the central belt with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 3.41m x 1.71m

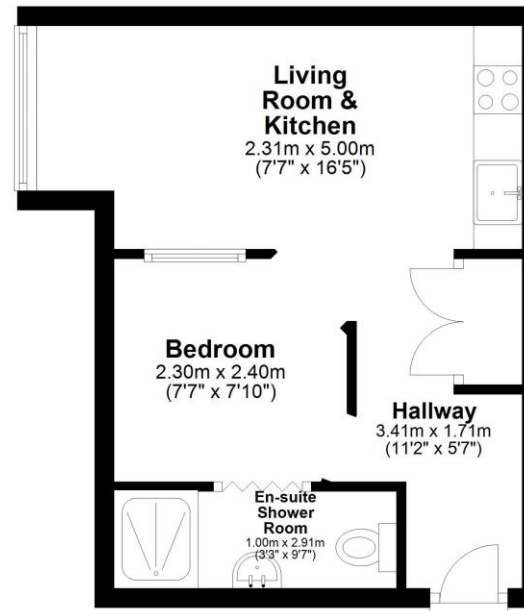
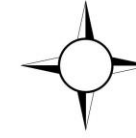
Living Room & Kitchen: 2.31m x 5.00m

Bedroom: 2.30m x 2.40m

En Suite Shower Room: 1.00m x 2.91m



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Total area: approx. 20.7 sq. metres (222.9 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.