



RESIDENCE

25 St. Andrews Square, Glasgow, G1 5PQ

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE



## 2 Bedrooms | 1 Public Room | 1 Bathroom

Welcome to this superb two-bedroom second-floor flat in the highly desirable St Andrews Square development, ideally positioned just outside Glasgow's Low Emission Zone (LEZ) while remaining right in the heart of the city centre. Set within this elegant courtyard setting, the property enjoys a bright and spacious lounge overlooking the beautifully restored historic St Andrew's in the Square Church, an 18th-century A-listed landmark that forms the heart and focal point of the square.

The living space is filled with natural light thanks to large windows framing peaceful views across the square. To the rear, a well-proportioned dining kitchen offers an ideal layout for both everyday living and entertaining. The welcoming hallway benefits from two generous storage cupboards, providing excellent practical storage rarely found in city-centre apartments. Two well-proportioned double bedrooms offer comfortable accommodation, both featuring built-in wardrobes, while the property is completed by a modern shower room finished to a contemporary standard.

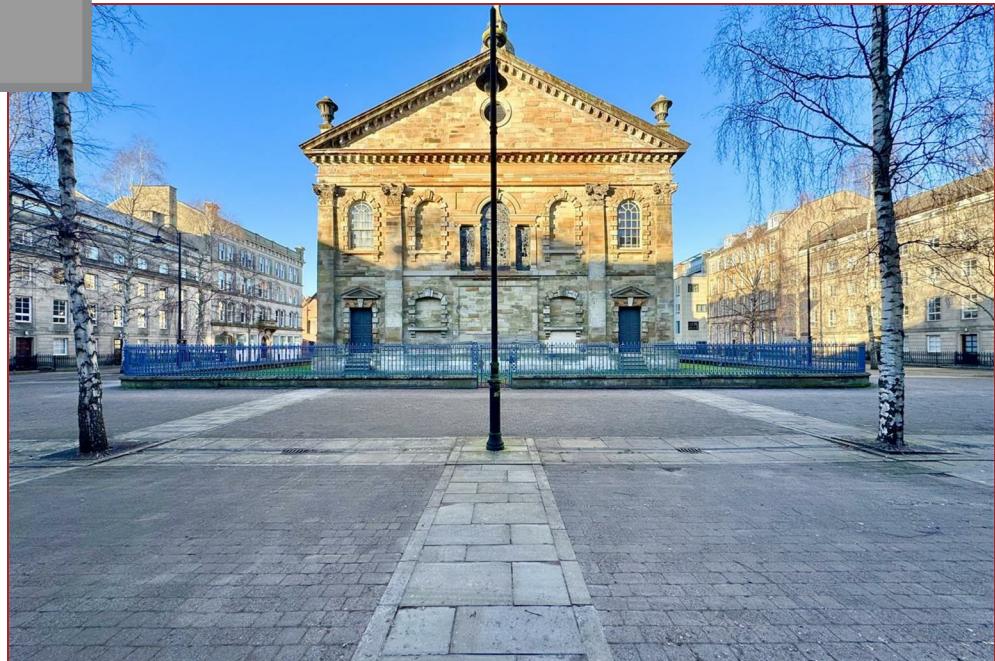
Further benefits include secure underground garage parking, secure entry and lift access, all contributing to a convenient and comfortable modern lifestyle.

Located moments from Glasgow Green and on the edge of the iconic Merchant City, the flat enjoys easy access to an outstanding selection of restaurants, bars, cafés, shops and cultural venues, alongside universities, superb public transport links and quick access to the M8—making it an excellent choice for professionals, students, city dwellers and investors alike.

A rich sense of history enhances the setting. St Andrews Square takes its name from St Andrew's in the Square, one of the city's most significant classical buildings. Constructed between 1739 and 1756 and inspired by London's St Martin-in-the-Fields, it is regarded as one of the finest classical churches in Scotland and was the first Presbyterian church built in Glasgow following the Reformation.



807.30 sq ft | EER = C



## St Andrews Square



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.