





MQ Estate Agents proudly present to the market this ideally placed, corner position, first floor, traditional tenement flat in Rose Street in Glasgow. The property is quietly located just back from the hustle and bustle of the City Centre yet close enough to have all the attractions that the city provides. The property itself comprises of an entrance hallway with storage cupboard, a bright lounge with a corner bay window, a double bedroom, a dining kitchen, bathroom, a communal garden and the property is eligible for permit parking. The property further benefits from gas central heating, double glazing and a secure door entry system. This is an ideal opportunity for a variety of purchasers including the first time buyer so early viewing is highly recommended.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### LOUNGE

16' 0" x 14' 6" (4.896m x 4.44m) The lounge holds a fantastic corner position with bay window seating below and with wall panelling to the sides. The windows flood the room with natural light and provides an ideal spot for sitting, relaxing and watching the world go by. Traditional features include a recessed bookshelf, cornicing including a cornice rose and picture rail. flooring is laid to a rich wood effect flooring.

#### DINING KITCHEN

17' 2" x 7' 6" (5.25m x 2.30m) The dining kitchen is a generous size and a great social area with space for a dining table and a home office. There is a variety of wall and floor mounted units in a white finish with a tiled splashback and with complementing work



surfaces. There is an integrated electric hob, oven and overhead extractor fan. There is space for a freestanding washing machine and tall fridge freezer. Flooring is laid to a wood effect laminate and there is a handy pulley system in place. There is also plenty of storage space here.

## BEDROOM

16' 5" x 9' 3" (5.01m x 2.83m) The double bedroom has ample space for additional bedroom furniture. Flooring is laid to a wood effect laminate and walls are decorated in a neutral colour scheme with a decorative feature wall.

## BATHROOM

The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

## GARDENS

The property benefits from a rear, communal garden space which comprises mainly of lawn and paving. Ideal for enjoying in the warmer months. There is also a nearby local greenspace.

## LOCATION

Rose Street is located in an ideal and highly convenient position in the heart of Glasgow City Centre. You are spoiled for choice with a variety of high end restaurants, pubs and retail opportunities. The iconic Pavillion Theatre, the Glasgow Film Theatre and the Centre for Contemporary Arts is a short walk away. The area is bursting with arts and music venues for you to explore. You have so many options for travel and to commute with Charing Cross train station and Buchanan bus station only a walk

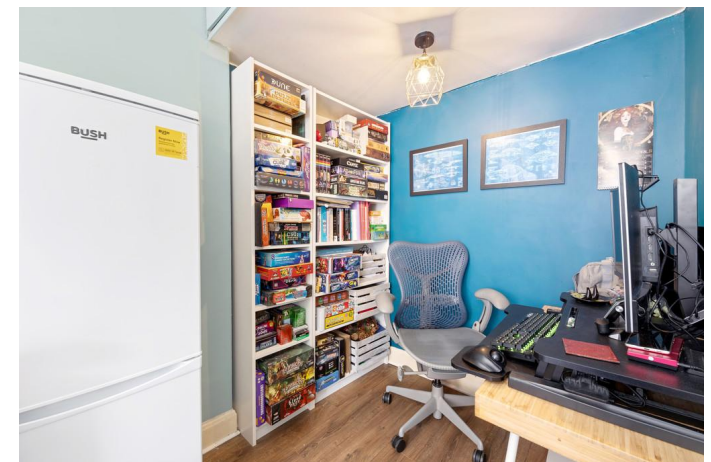


away. You also have easy access to the M8 motorway for travel around Glasgow or beyond.

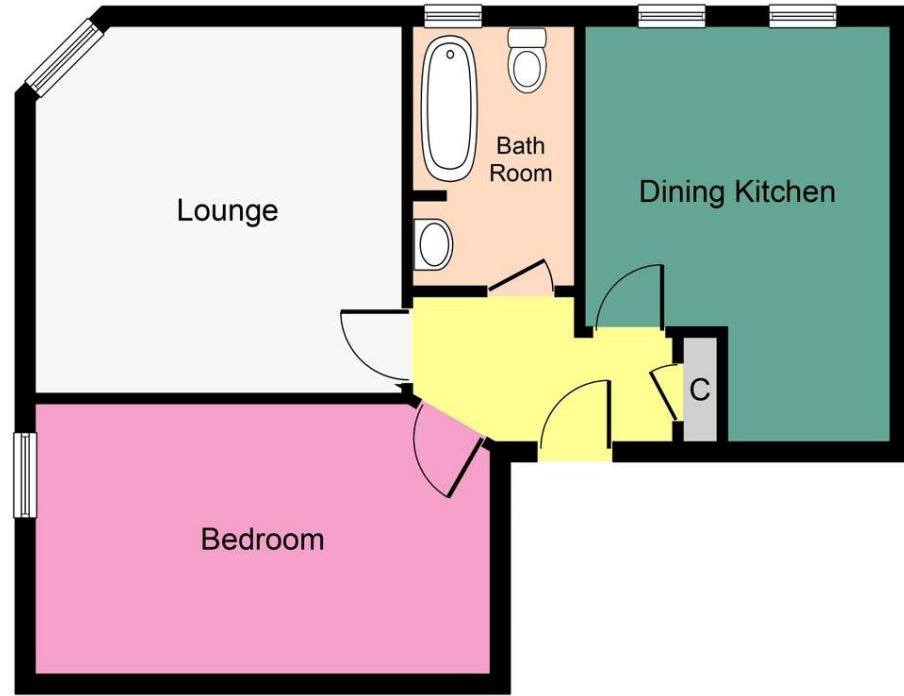
## VIEWINGS

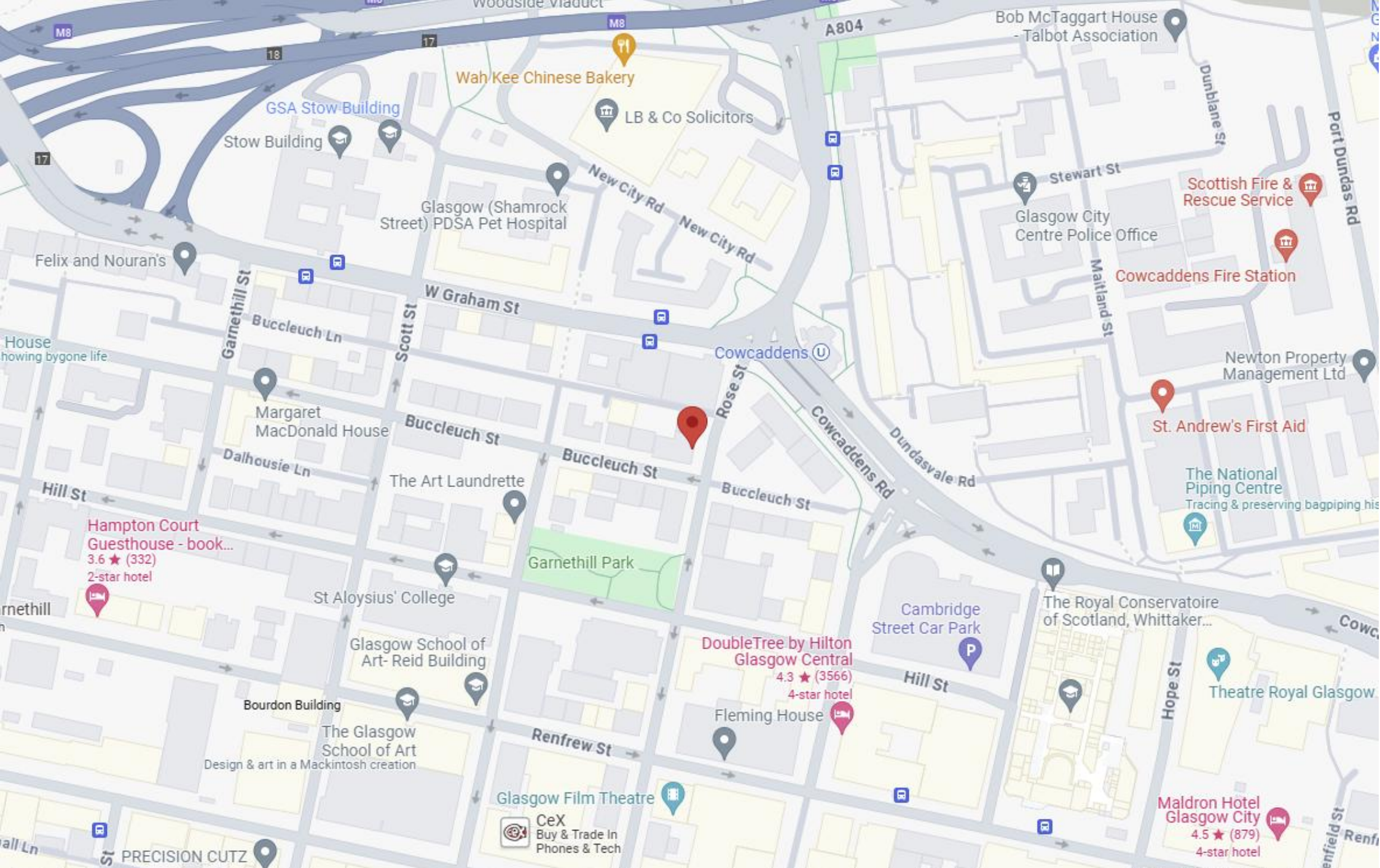
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this fantastic corner flat has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.









Call free on 0800 074 8585

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

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