





MQ Estate Agents are delighted to present to the market this super, second floor, modern, riverfront apartment set in a stunning residential development at Mavisbank Quay, in Festival Park on the South of the River Clyde. The property comprises of an entrance hallway with a large store cupboard, lounge with river views, kitchen, two double bedrooms, bathroom, residents parking and greenspace by the river. The property further benefits from a secure and well maintained entranceway, an energy efficient electric heating system and double glazing throughout. This property will appeal to a variety of purchasers so early viewing is highly recommended.

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

LOUNGE

18' 3" x 10' 3" (5.58m x 3.13m) The lounge is a bright space overlooking the river. Flooring is laid to a wood effect laminate and walls are painted in a fresh white. From here there is access to the kitchen.

KITCHEN

11' 10" x 6' 7" (3.63m x 2.02m) The kitchen comprises of a variety of wall and floor mounted units in wood effect finish with complimenting worksurfaces. There is an integrated electric hob and oven and space for a freestanding washing machine and fridge freezer.

BEDROOM ONE

11' 4" x 9' 5" (3.47m x 2.88m) The first bedroom overlooks the rear of the property. Flooring is laid to a light carpet and walls are painted in a a warm colour scheme. There is a fitted, mirrored wardrobe providing great storage.



BEDROOM TWO

10' 2" x 9' 7" (3.11m x 2.93m) The second bedroom overlooks the front of the property. Flooring is laid to carpet and walls are painted in a fresh white.

BATHROOM

6' 4" x 6' 4" (1.95m x 1.94m) The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

GARDENS

The beautiful greenspace offered at this development is an absolute joy and private for residents only. There is well maintained lawn with mature shrubbery and a walk way along the bank where you have uninterrupted views along the river. Perfect for enjoying all year round.

LOCATION

Mavisbank Gardens is situated in the increasingly popular historic Festival Park on the south bank of the Clyde. Boasting aspects along the River Clyde to the "Squinty" bridge, The Armadillo, The Hydro, and SECC and taking in Finnieston and the Financial Quarter on the opposite side of the river. This easily maintained 2 bedroom property is within walking distance to Glasgow's City Centre with close proximity to the BBC and STV complexes and offers access to many local amenities, transport links and easy access to Glasgow's M8/M77 motorway network.

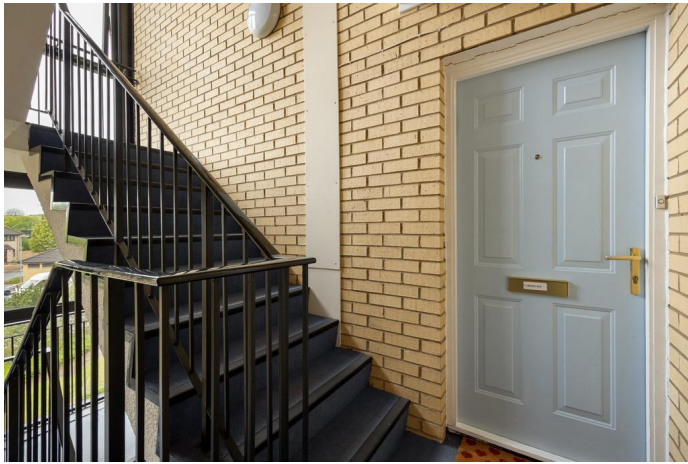
VIEWINGS

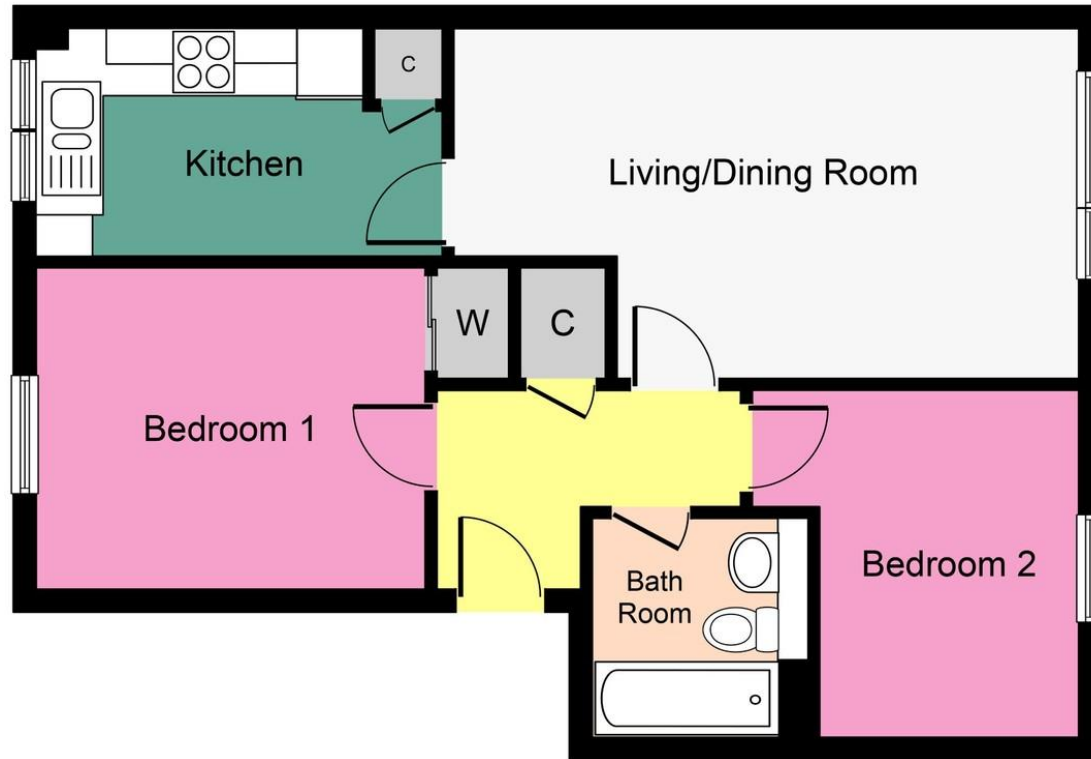
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this fantastic apartment has to offer.

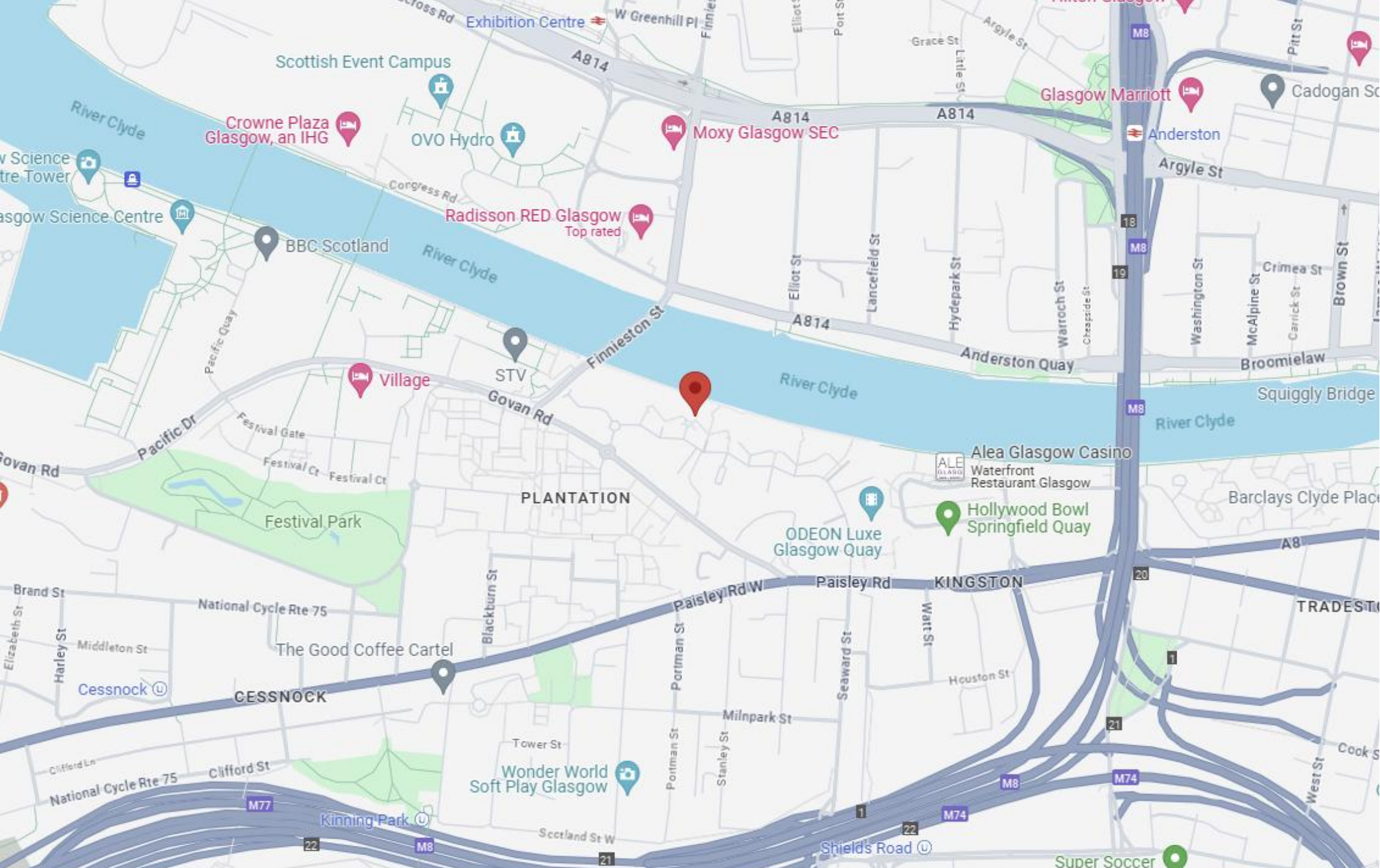
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent.

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