





This spacious first-floor flat and PRIVATE GARAGE would suit a first time buyer or the discerning buy to let investor where we estimate the property could be rented out for up to £1095 pcm. This flat comes with a rare bonus: a private garage, one of only six in the complex-a highly sought-after feature in the city centre. Secure entry ensures peace of mind in this well-maintained development. There is also the possibility of renting out the garage, which could reach up to £200pcm.

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

The property features two generous double bedrooms, one with a large walk-in wardrobe, a bright living room with a dining area, and a well-appointed kitchen equipped with ample storage, electric hob and oven, washing machine, and fridge/freezer. The modern bathroom includes a three-piece suite and an over-bath electric shower, while the hallway offers a convenient box room with additional storage space.

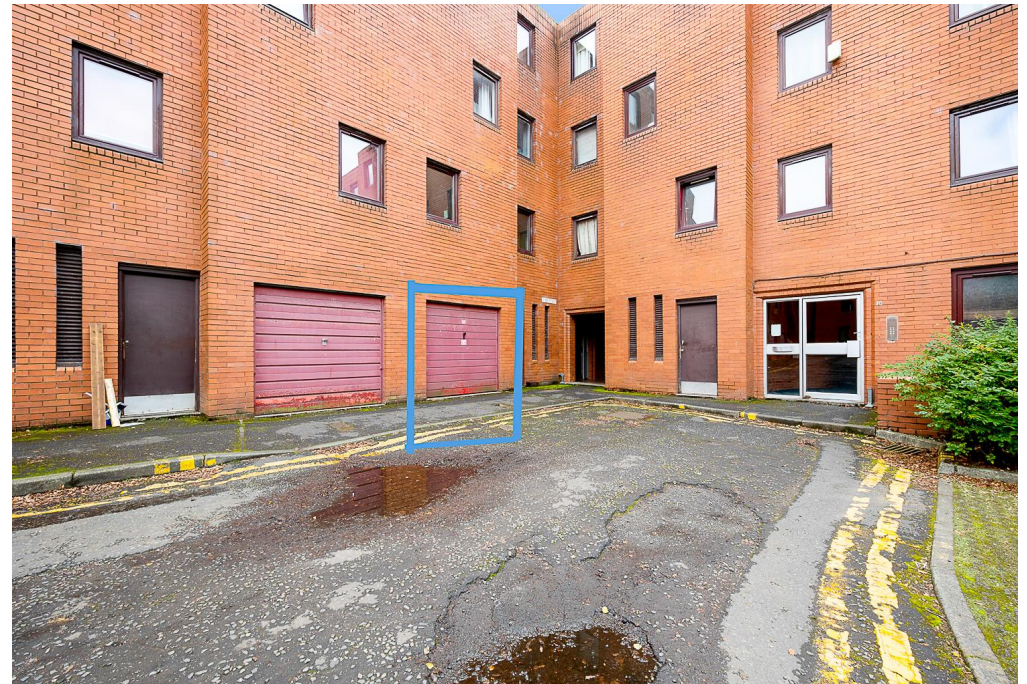
Ideally located just a short distance from Glasgow city centre, offering excellent transport links via bus and underground. With only two stops to Glasgow University, and within walking distance of Glasgow School of Art, Glasgow Caledonian University, Strathclyde University, and the Royal Conservatoire, it is perfectly situated for students and professionals alike.

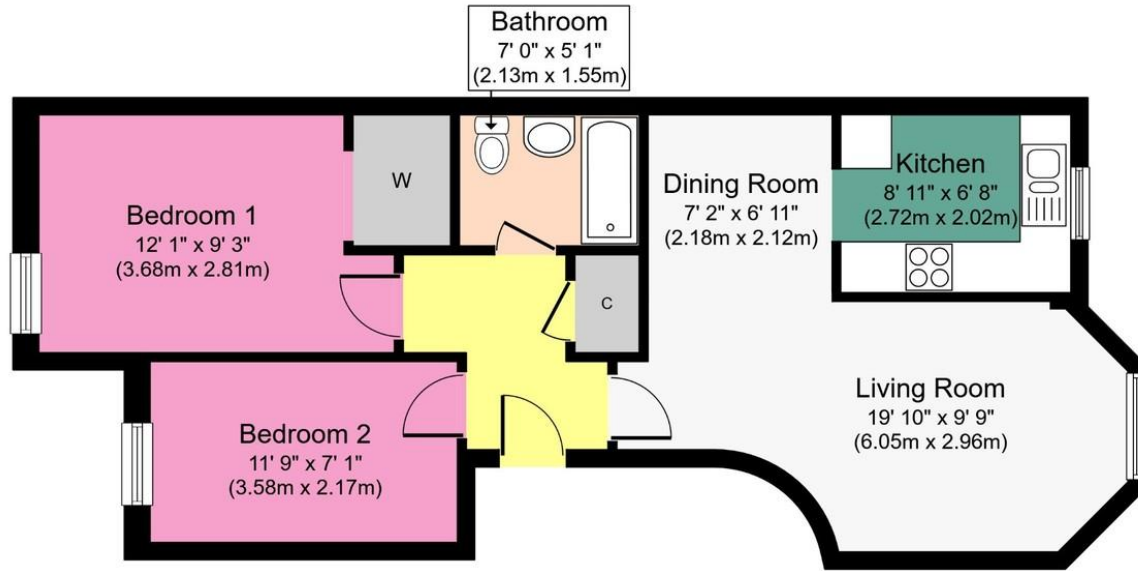
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



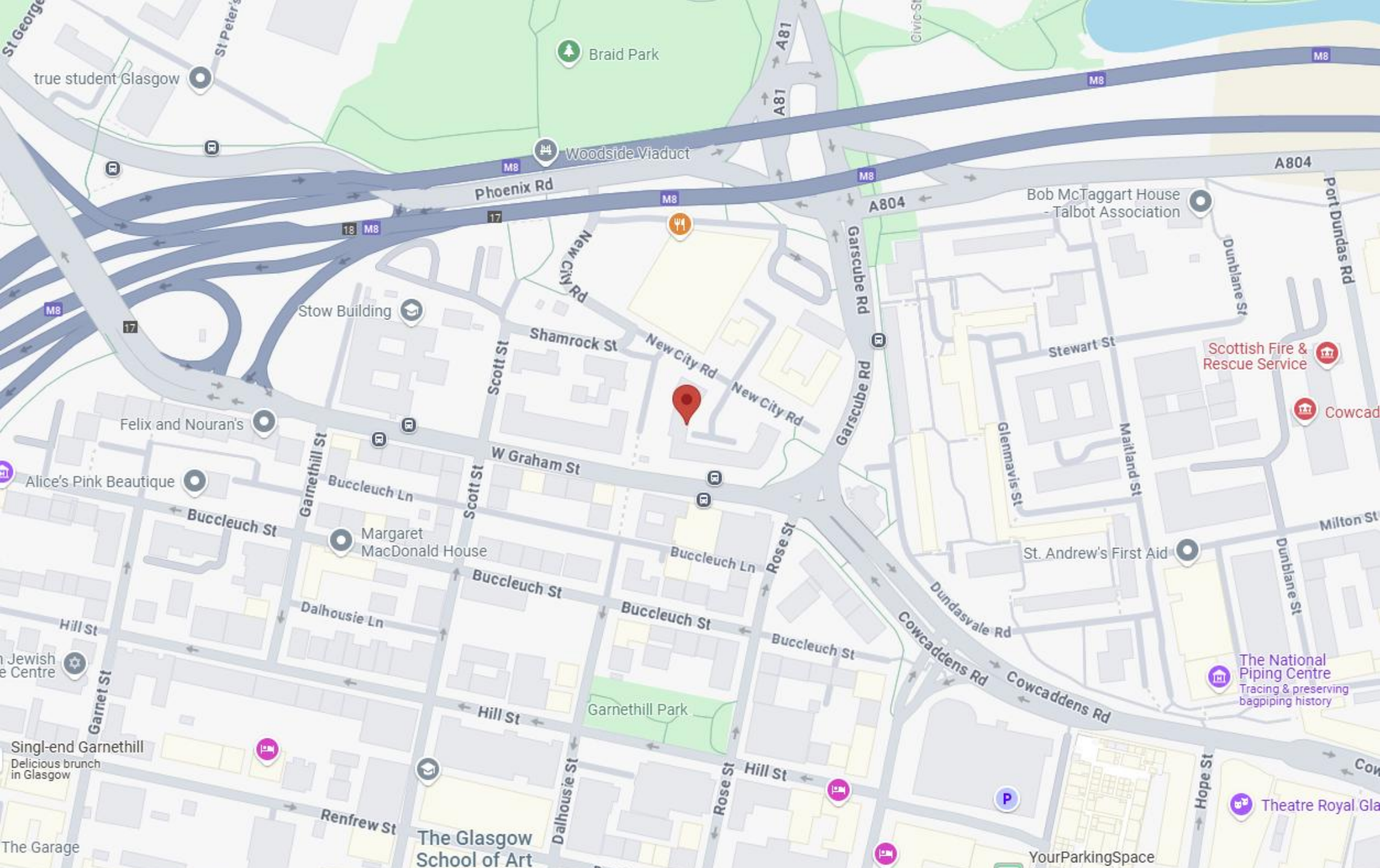








Approximate Floor Area  
601 sq. ft.  
(55.8 sq. m.)



Call free on 0800 074 8585

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

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