





Stunning Duplex, 3 Bed Apartment with Large Balcony & Secure Underground Parking

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

This exceptional duplex apartment offers luxurious and flexible living in Glasgow's West End, set over the third and fourth floors with two private entrances for added convenience. Beautifully presented in excellent decorative order, the property features spacious open-plan living areas, high-quality finishes, and an abundance of natural light.

The generous lounge boasts double-aspect floor-to-ceiling windows, seamlessly extending onto a large private balcony, perfect for relaxing or entertaining. The contemporary kitchen is superbly equipped with a stylish selection of floor and wall units, coordinating worktops, and integrated appliances, including an electric oven, gas hob, extractor, fridge, and freezer. A dining area and breakfast bar add to the home's versatility, while a separate utility room completes this level.

Upstairs, the three spacious bedrooms all benefit from fitted wardrobes, with the master bedroom featuring a sleek en-suite shower room. The family bathroom is finished to a high standard with a modern four-piece suite, including a separate shower cubicle.

Additional highlights include:

- ✓ Gas central heating for year-round comfort
- ✓ Double-glazed windows for energy efficiency
- ✓ Security entry system for peace of mind
- ✓ Private underground parking for secure convenience



Ideally situated, the property is within easy reach of local shopping, transport links, and educational facilities. Maryhill and Gilshochill Train Stations are nearby, providing excellent connectivity. The West End's vibrant amenities- including Byres Road, the Botanical Gardens, and Great Western Road-are just a short distance away, offering a fantastic mix of cafés, restaurants, and leisure facilities. Excellent transport links provide quick access to the city centre, Maryhill Road, Loch Lomond, and beyond.

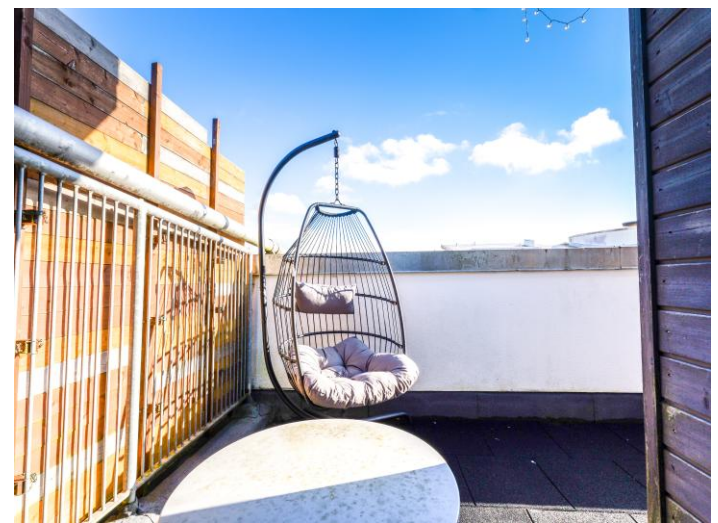
A truly outstanding home in a sought-after location-early viewing is highly recommended!

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.



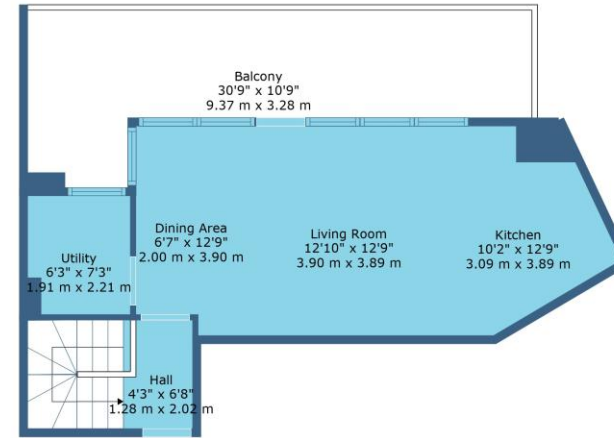








Floor 1



Floor 2

TOTAL: 1153 sq. ft, 107 m²
 FLOOR 1: 694 sq. ft, 64 m², FLOOR 2: 459 sq. ft, 43 m²
 EXCLUDED AREAS: BALCONY: 228 sq. ft, 21 m²

