







Located in the highly sought-after Prince's Quay development by Cala Homes, this exceptional three-storey townhouse offers contemporary, energy-efficient living within walking distance of Glasgow's West End, City Centre, and Southside.

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

Beautifully presented and finished to exacting standards, the accommodation begins with a spacious reception hallway, complete with a stylish W.C. Off the hall, a stunning open-plan kitchen, living, and dining area is bathed in natural light, courtesy of expansive patio doors leading out to a private, south-facing rear garden. The sleek, modern kitchen is equipped with high-quality integrated appliances and ample workspace-perfect for both everyday living and entertaining.

On the first floor, you'll find two generous double bedrooms, each with integrated wardrobes. One enjoys peaceful garden views, while the other is filled with natural light from a large window. A stylish family bathroom completes this level, featuring a contemporary three-piece suite, decorative tiling, and a tall heated towel rail.

The top floor hosts a flexible third double bedroom, ideal as a principal suite, home office, or guest room. This room boasts its own private balcony overlooking the rear garden and beyond, as well as an elegant ensuite shower room with a walk-in shower, heated towel rail, and modern two-piece suite.



This home is equipped with a sustainable hybrid Air Source Heat Pump and gas central heating system, double glazing, and premium floor coverings throughout. Designed for low-maintenance, energy-efficient living, it offers the perfect blend of style, comfort, and practicality.

Externally, the property features a mono-blocked driveway to the front and a beautifully maintained rear garden with a small patio and lush greenery-an ideal outdoor retreat.

#### Location Highlights:

Festival Court enjoys a prime position in Prince's Quay, with excellent connectivity. The vibrant neighbourhoods of Finnieston and the City Centre are close by, with Kinning Park and Cessnock Subway stations within a mile. Commuters benefit from quick access to the National Cycle Network, Fastlink bus routes, Exhibition Centre rail station, and major motorways including the M8, M74, and M77.

Nearby attractions include the SEC, OVO Hydro, and the Village Hotel with its outstanding leisure facilities. Nature lovers will appreciate the proximity to Festival Park, currently undergoing exciting enhancements including a new duck pond.

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.













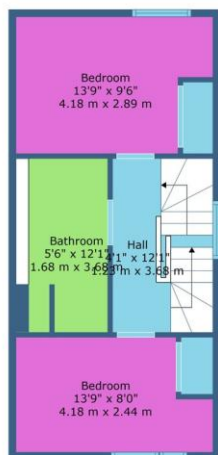




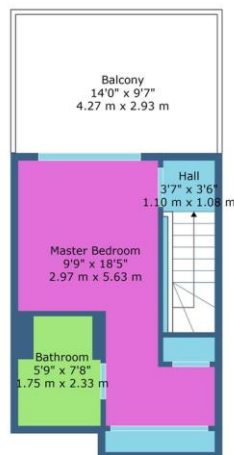




Floor 1



Floor 2



Floor 3

**TOTAL: 1082 sq. ft, 101 m<sup>2</sup>**  
 FLOOR 1: 400 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 415 sq. ft, 39 m<sup>2</sup>, FLOOR 3: 267 sq. ft, 25 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 147 sq. ft, 14 m<sup>2</sup>

