



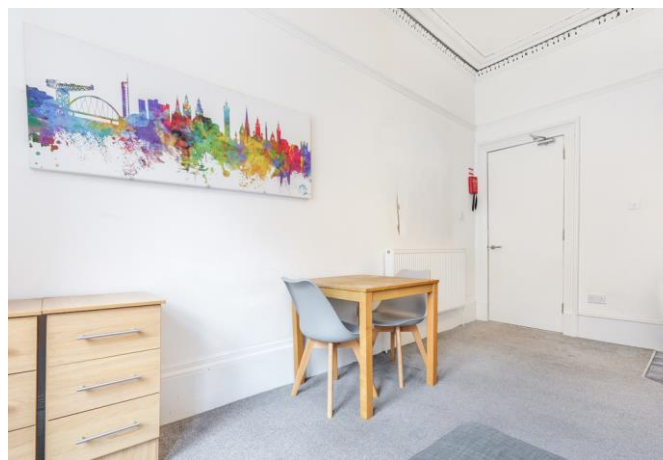


Located in the vibrant and ever-popular Hillhead area on the iconic Byres Road, this spacious two-bedroom first floor tenement flat offers a fantastic opportunity to enjoy stylish city living in Glasgow's fashionable West End. Surrounded by a wealth of independent retailers, high-end eateries, and cultural attractions, this property combines traditional charm with a prime location.

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

The flat is set within a traditional sandstone tenement and features a welcoming lounge, decorated in a fresh, light colour scheme with soft carpeting underfoot and original cornicing adding period character. The kitchen is conveniently located just off the lounge and comes equipped with an integrated hob and oven, light-toned units, and space for a freestanding fridge freezer.

There are two generous double bedrooms, both carpeted for comfort. The master bedroom includes a large recess with built-in storage above and benefits from a private ensuite shower room fitted with a corner enclosed shower, low flush WC, wash hand basin, and a chrome towel radiator. The main bathroom offers a full-size bath with overhead shower, a low flush WC, and wash hand basin.



This property is ideally positioned to take full advantage of everything the West End has to offer. Byres Road is renowned for its eclectic mix of boutiques, restaurants, cafes, and bars, with highlights such as Hillhead Bookclub and the stunning Botanic Gardens just a short stroll away. The University of Glasgow is also within easy walking distance, making this an excellent location for students, professionals, or anyone looking to immerse themselves in West End life.

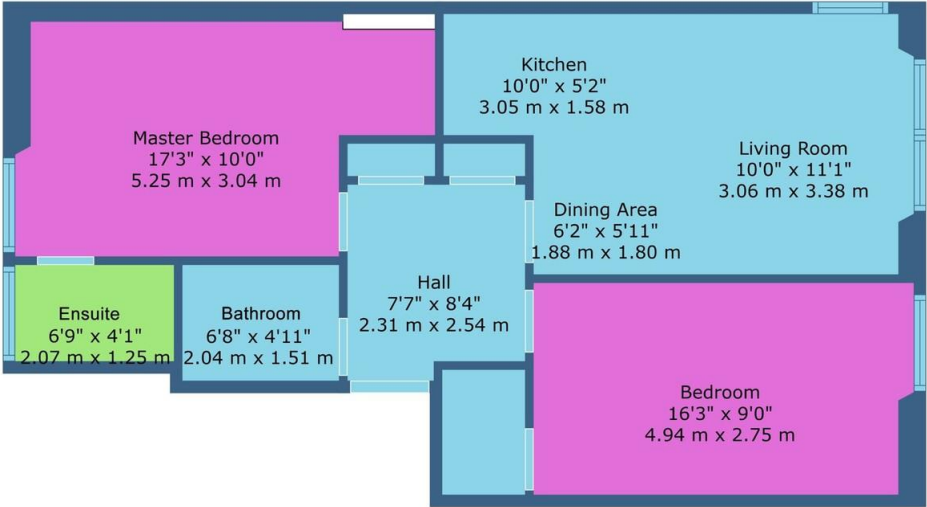
Excellent transport links are close at hand, including Hillhead underground station, regular bus services, and easy access to the M8 motorway. The city centre is also within quick reach for work or leisure.

A rarely available opportunity in a truly enviable 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.

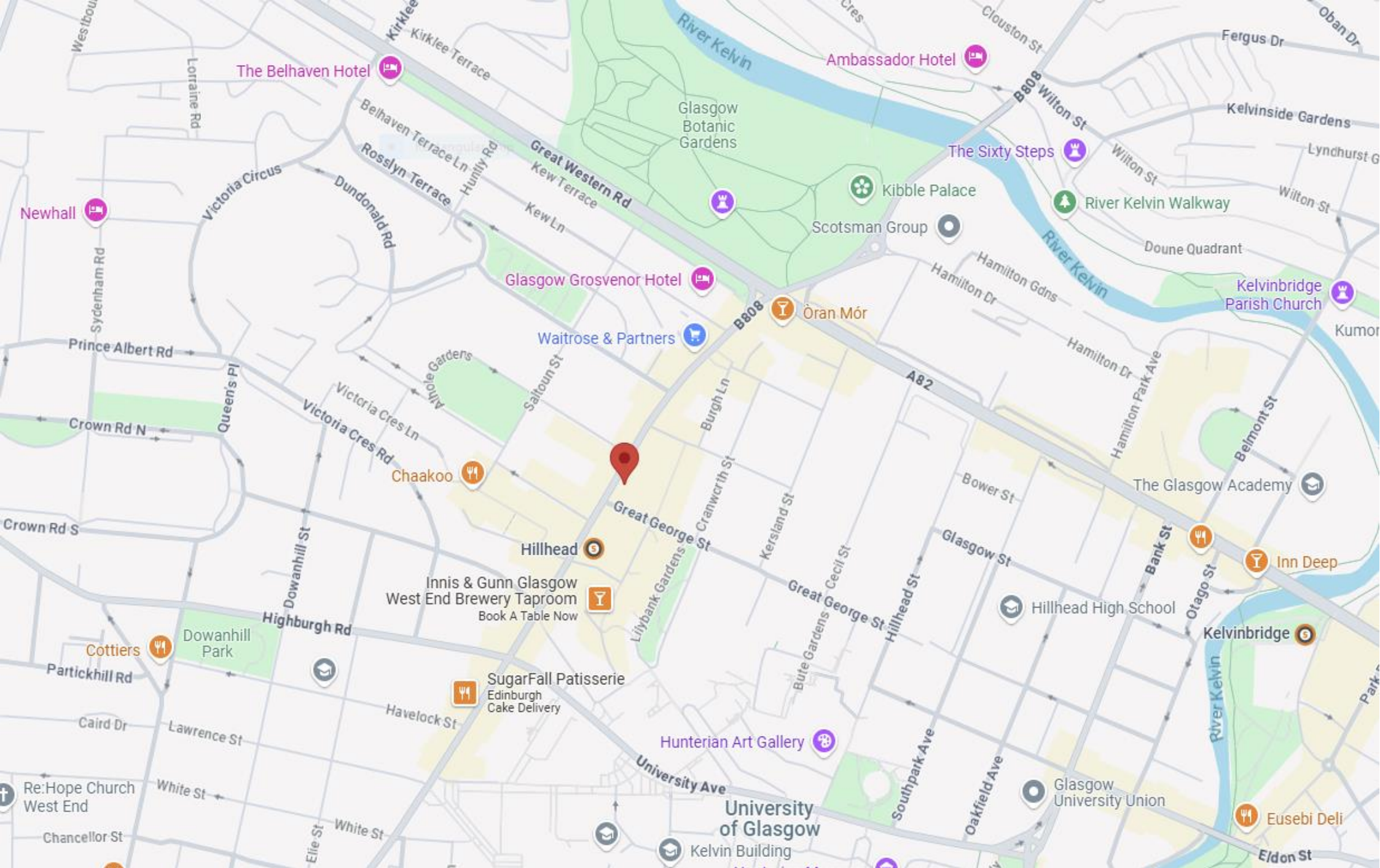






TOTAL: 651 sq. ft, 60 m2
FLOOR 1: 651 sq. ft, 60 m2
EXCLUDED AREAS: STORAGE: 33 sq. ft, 3 m2, WALLS: 64 sq. ft, 6 m2





Call free on 0800 074 8585

www.mqestateagents.co.uk

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