





This exceptional duplex apartment offers a rare blend of contemporary style, generous space, and an unbeatable location—just a short stroll from Glasgow city centre. Set within a secure modern development, the property features allocated parking and secure door entry, ensuring comfort and peace of mind.

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

Upon entering, you're welcomed by a stylish entrance hallway, complete with a striking spiral staircase that sets the tone for this beautifully designed home. The expansive open-plan living space is a true showstopper, featuring floor-to-ceiling windows that flood the room with natural light and provide access to a private balcony—perfect for morning coffee or evening relaxation. The lounge seamlessly flows into a defined dining area and a chic kitchen, finished with sleek grey cabinetry, oak-effect worktops, and a breakfast bar. Integrated appliances include an integrated combination microwave/oven (on top of a single integrated oven), dishwasher and washing machine, making this kitchen both functional and elegant.

The lower level also includes a spacious double bedroom, A luxurious fully tiled four-piece family bathroom completes this level, featuring an enclosed shower, bath, floating WC, and wash hand basin.

Upstairs, a generously sized third bedroom provides a versatile space—ideal as a second lounge, home office, bedroom or media room. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room, finished in contemporary wet wall panelling.



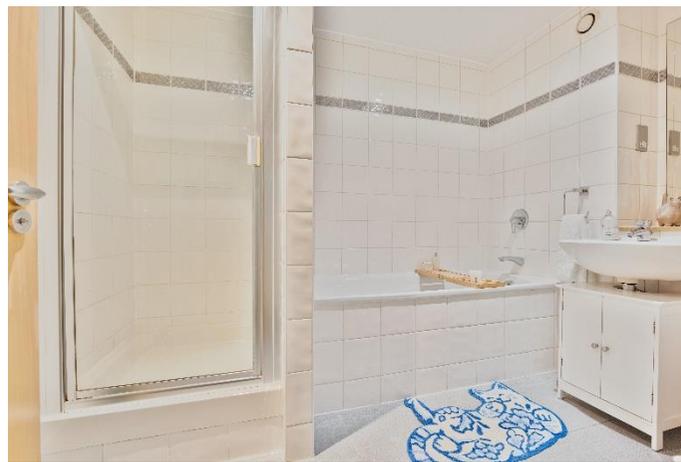
Perfectly positioned within walking distance of the city centre, this superb property enjoys close proximity to excellent transport links, high-end restaurants, shops, and entertainment venues.

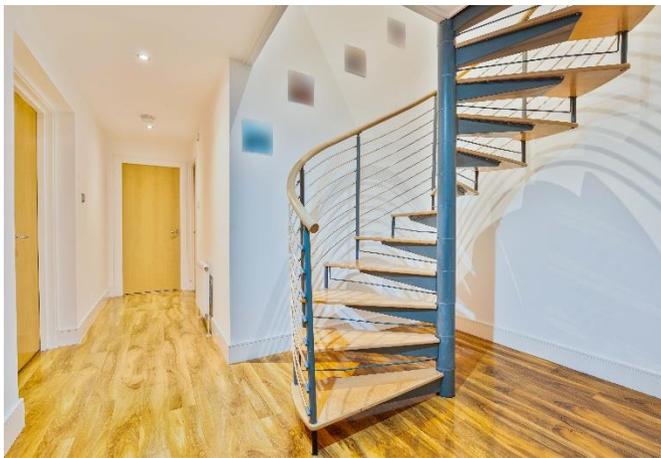
An outstanding home offering city living with a modern twist-early viewing is highly recommended.

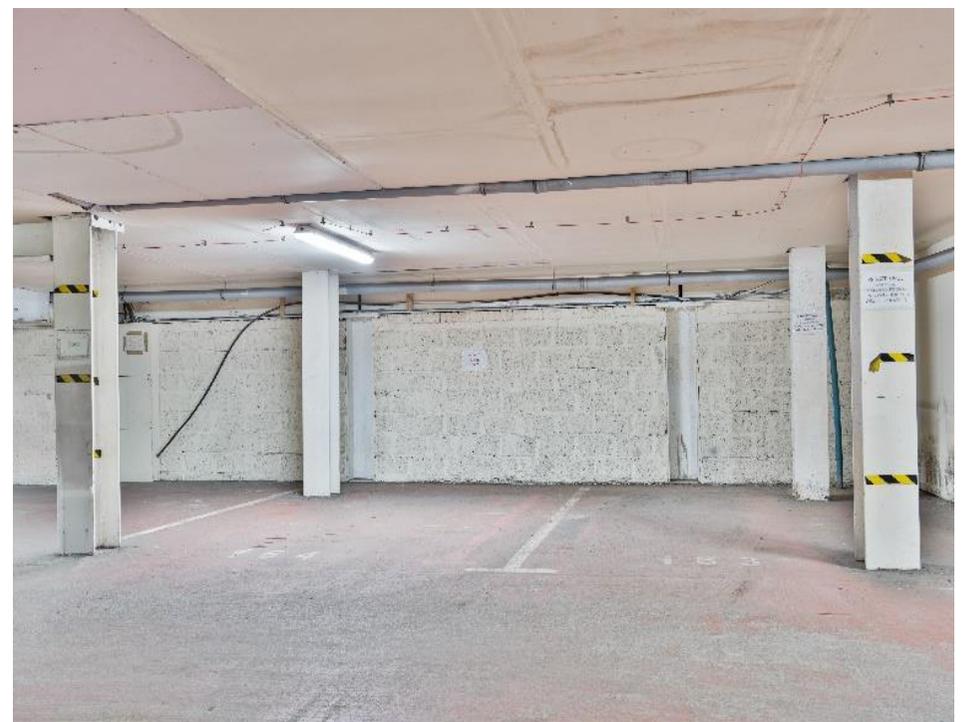
MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

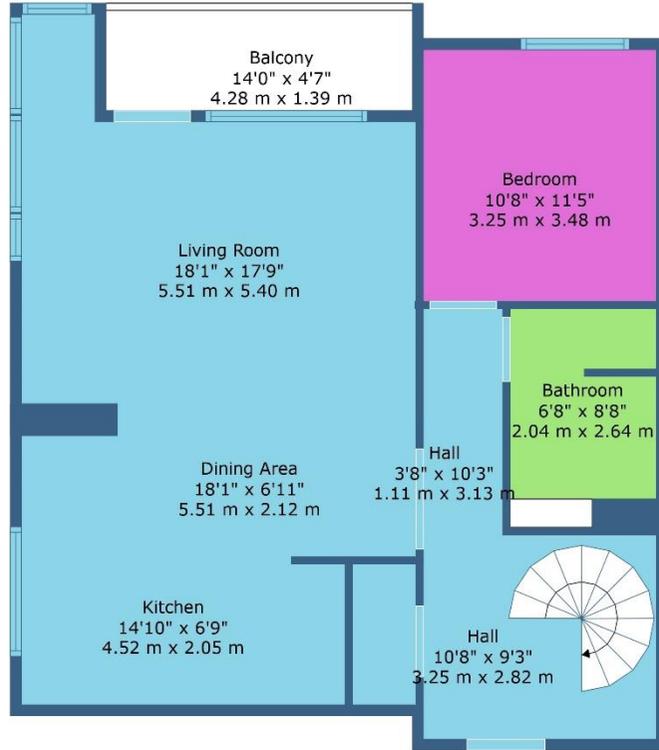




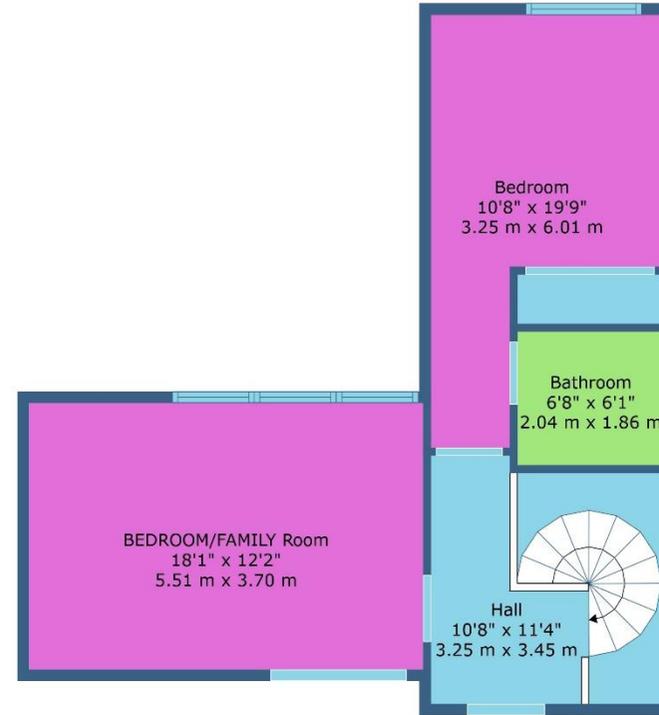








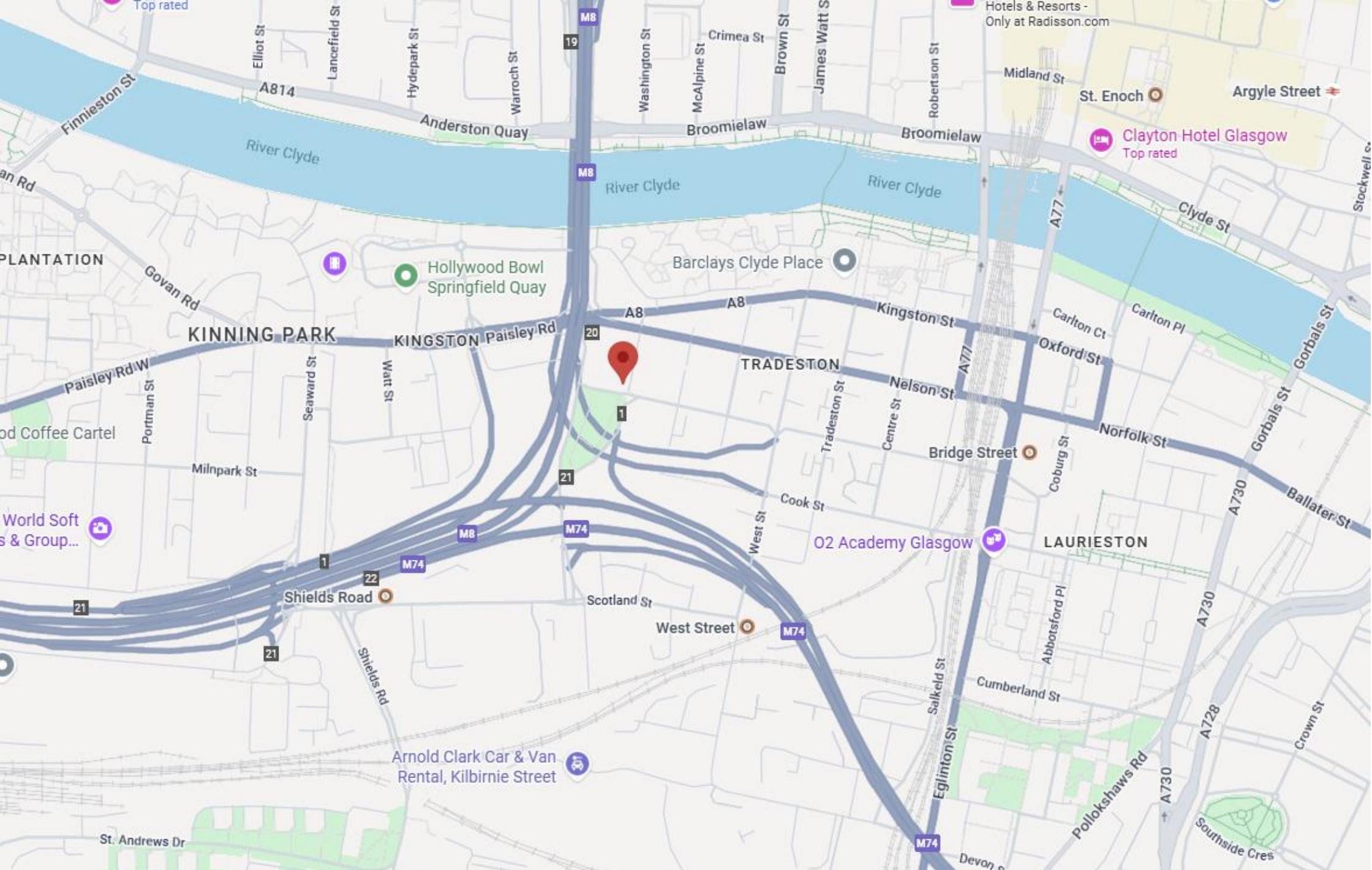
Floor 1



Floor 2

**TOTAL: 1397 sq. ft, 130 m2**  
 FLOOR 1: 839 sq. ft, 78 m2, FLOOR 2: 558 sq. ft, 52 m2  
 EXCLUDED AREAS: BALCONY: 64 sq. ft, 6 m2  
 WALLS: 128 sq. ft, 12 m2





Call free on 0800 074 8585

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