





Spacious, Walk-In Condition Flat – Prime Glasgow City Centre Location

This beautifully presented and newly decorated flat offers stylish, modern living right in the heart of Glasgow city centre. Finished to a high standard and in true walk-in condition, the property is ideal for professionals, first-time buyers, or investors seeking a prime city address.

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

Accommodation comprises:

- Welcoming entrance hallway with a large walk-in cupboard, perfect for coats, shoes and everyday storage.

- Second L-shaped hallway with brand new grey carpeting, giving access to all main rooms.

- Generous open-plan lounge, kitchen and dining space, with wood-effect flooring and light décor creating a bright and airy feel.

- Fitted kitchen with ample wall and base units, integrated electric hob and oven, and space for additional white goods.

- Two spacious double bedrooms, both with built-in storage cupboards, new carpeting and fresh neutral walls.

- Contemporary bathroom with full wet wall finish, bath with shower over, low flush WC and wash hand basin, enhanced by spotlights and useful storage solutions



Location:

Perfectly positioned on vibrant Argyle Street, this flat offers unrivalled access to everything Glasgow has to offer. A wide selection of bars, restaurants, cafés and shops – including St Enoch Centre and Princes Square – are just moments away. The area is also renowned for its thriving arts, culture and music scene, with The Hydro, SEC and Armadillo within easy walking distance.

Excellent transport links are right on the doorstep, including Glasgow Central and Queen Street railway stations, the underground network, and frequent bus services. For drivers, the M8 and M74 motorways are easily accessible, making travel across the city and beyond simple and convenient. There is also easy access to Glasgow's vibrant West End, home to a wealth of independent shops, restaurants, green spaces and cultural attractions.

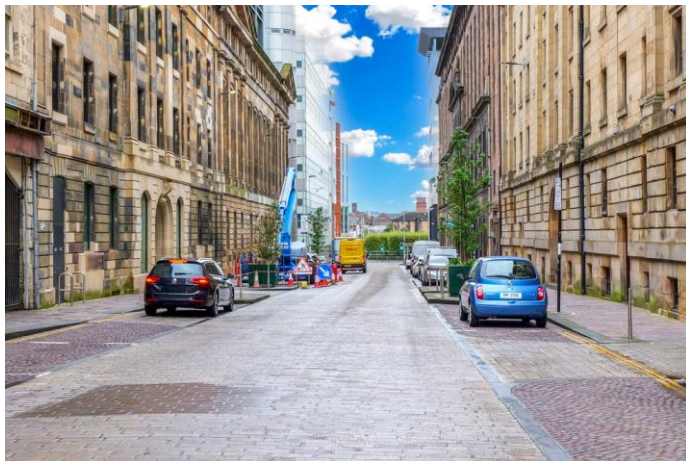
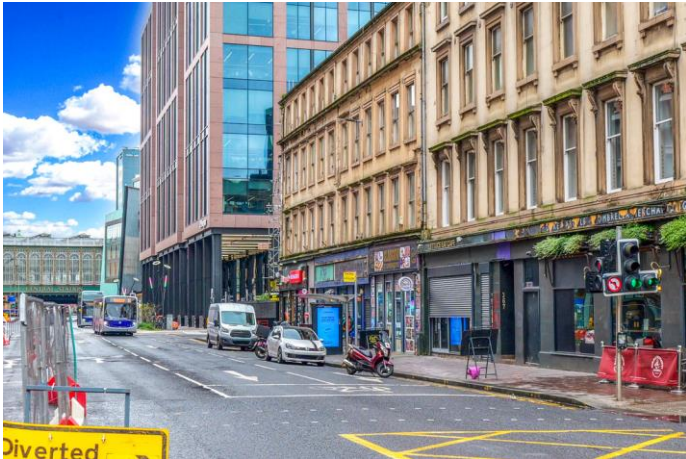
This is a rare opportunity to secure a stylish, spacious flat in a highly sought-after central location.

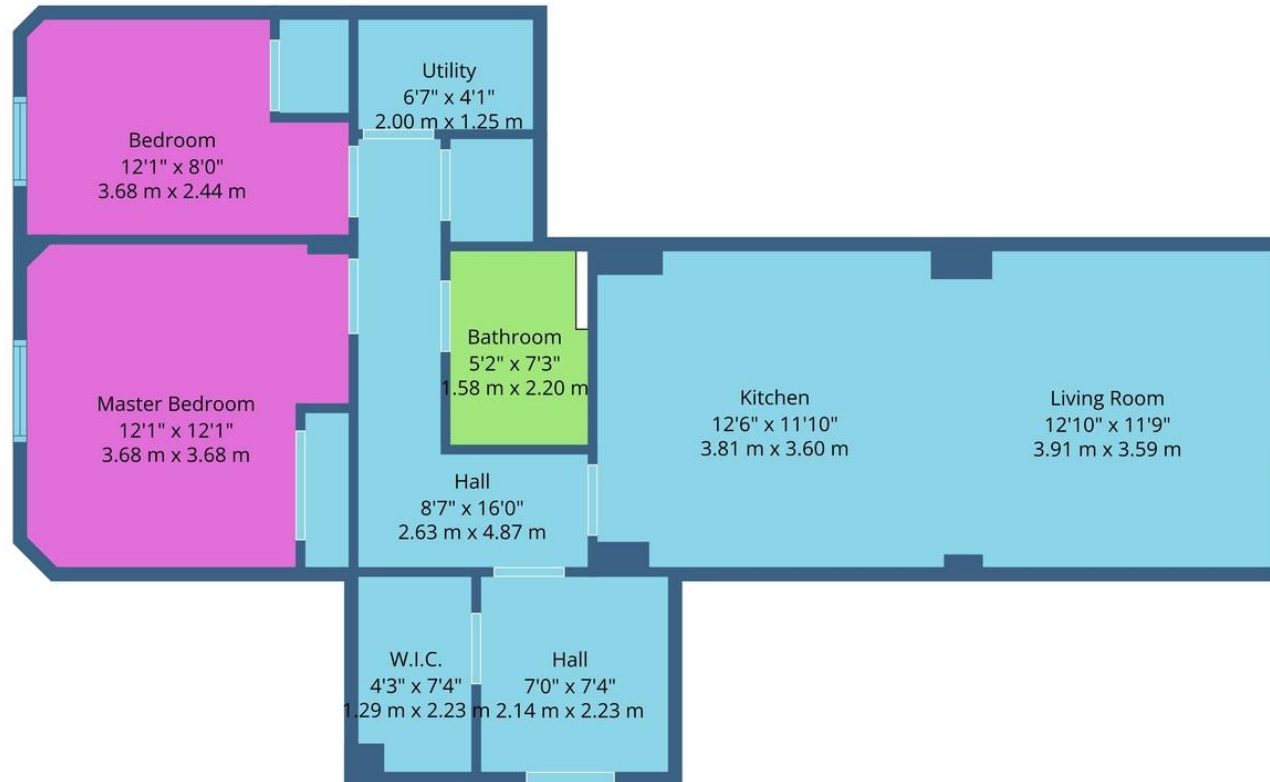
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this superb apartment has to offer.

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.



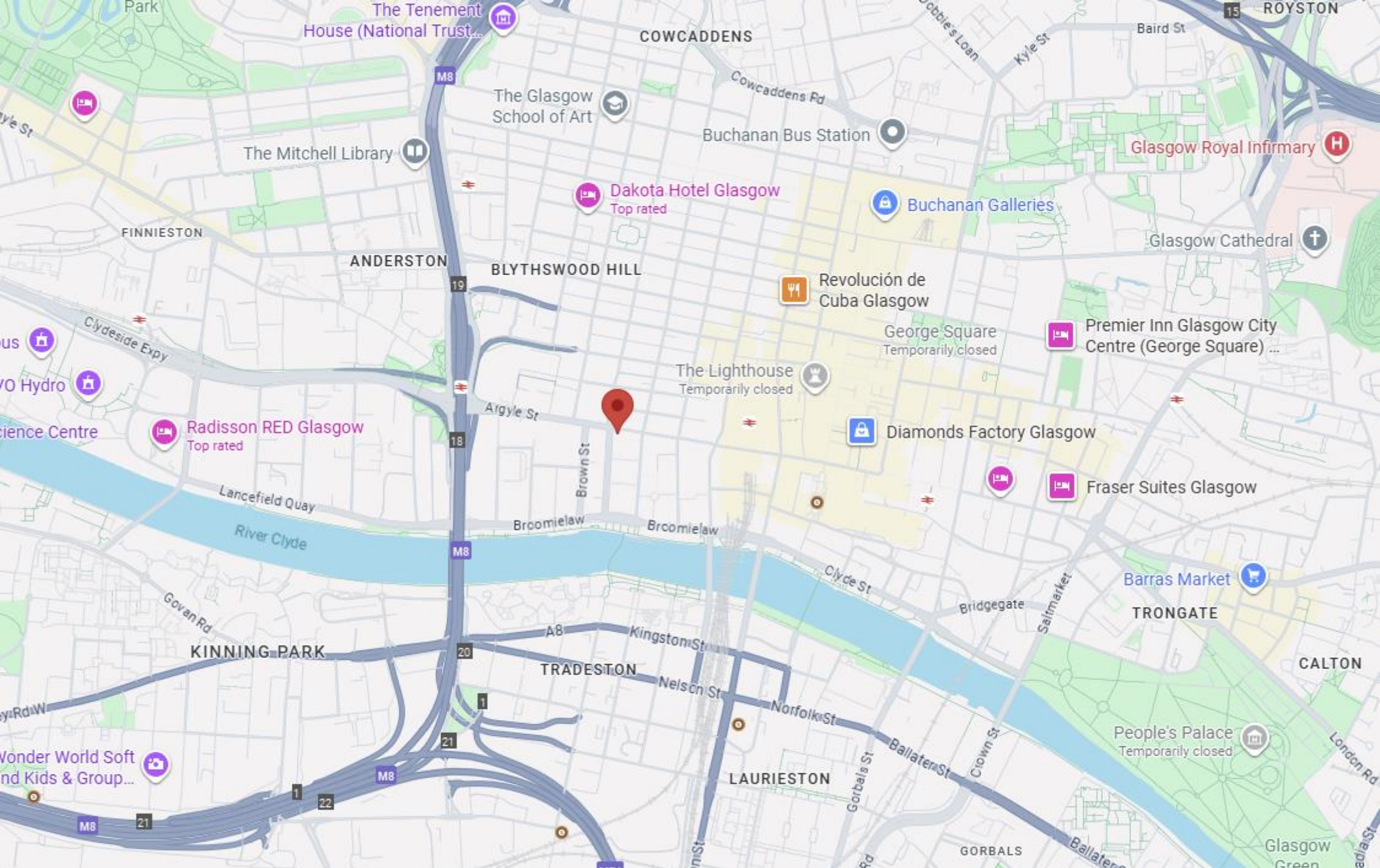






TOTAL: 776 sq. ft, 72 m2
FLOOR 1: 776 sq. ft, 72 m2
EXCLUDED AREAS: UTILITY: 27 sq. ft, 3 m2, WALLS: 75 sq. ft, 7 m2





Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent. Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.