





MQ Estate Agents are delighted to present to the market this stunning, rarely available, fifth floor, city centre apartment in Glasgow with views over Trongate Steeple. The apartment comprises of reception hallway, open plan lounge, dining and kitchen area with Juliet balconies, two double bedrooms, one with en-suite, bathroom and a designated parking place. The property further benefits from gas central heating and double glazing throughout. The apartment has been cleverly designed to maximise natural light and a laid back ambience is achieved. Owners enjoy peace of mind with a private entrance courtyard, secure door entry system and the building further benefits from a lift.

Part exchange and assisted move is available.

ENTRANCE HALLWAY

20' 2" x 9' 5" (6.166m x 2.880m) The large entrance hallway is a true show stopper with full length mood lighting behind perspex panels along one wall. You also have a sizeable cupboard which houses the washing machine. Flooring is laid to wood effect laminate and you have access to all other rooms within the apartment.

LOUNGE/DINING/KITCHEN

28' 9" x 24' 6" (8.777m x 7.486m) The lounge and dining area is a bright and open space with various options for your chosen layout. One wall is completely glazed with French doors opening to a Juliet balcony with floor to ceiling glazed doors on either side. From here you have a direct view over Glasgow's Trongate. ideal for watching the hustle and bustle of city life pass by.



The contemporary kitchen has a variety of wall and base mounted units in a cream finish with contrasting dark worktops. There is an integrated induction hob and oven, dishwasher, fridge/freezer and a one and a half bowl stainless steel sink with drainer.

Flooring is laid to wood effect laminate in the lounge and you have grey, ceramic floor tiles in the kitchen area. Walls are decorated in a cool, neutral tone. The room is complete with spotlight lighting.

MASTER BEDROOM

15' 1" x 10' 6" (4.618m x 3.211m) The master bedrooms focal point is the large window which allows in an abundance of natural light and is complimented by a fitted surround which provides a window seat, storage drawers, vanity mirror and pelmet lighting. An ideal place to relax and unwind. You also have fitted wardrobes. Flooring is laid to grey carpet and walls are decorated in a neutral colour scheme.

EN-SUITE

7' 1" x 4' 7" (2.160m x 1.417m) The stylish en-suite comprises of a white, three piece suite of fully enclosed double shower, low flush WC and wash hand basin. This room further benefits from a mirrored vanity unit and is fully tiled.

BEDROOM TWO

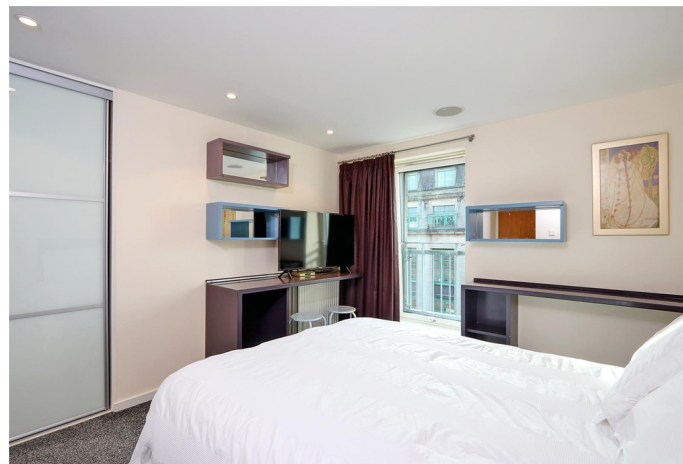
15' 2" x 10' 4" (4.644m x 3.154m) The second double bedroom is a sizeable room with space for additional furniture and a fitted wardrobe. Flooring is laid to grey carpet and is complete with spotlight lighting.



BATHROOM

7' 0" x 6' 10" (2.155m x 2.088m) The bathroom comprises of a white three piece suite of bath, wall hung WC and wash hand basin. The room is partially tiled in a warm, beige tile and you have ceramic floor tiling. The room is complete with spotlight lighting.



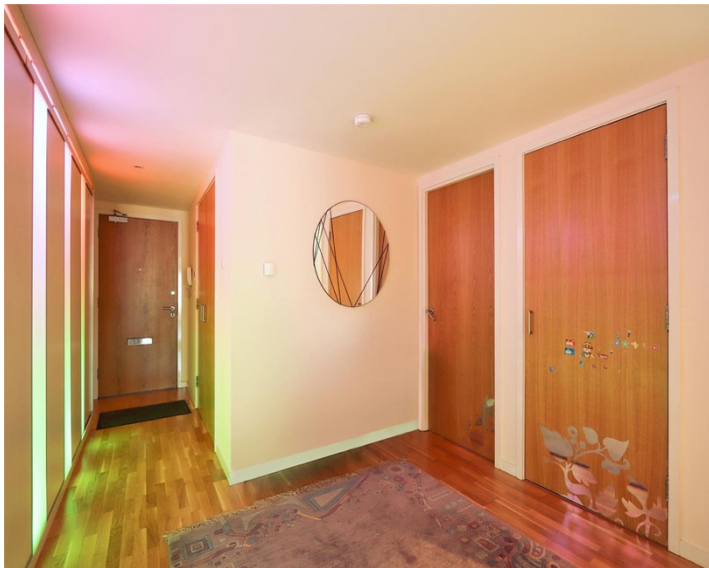




LOCATION

Gallowgate is located in the heart of Glasgow city centre. You are spoiled for choice with a variety of high end restaurants, pubs and retail opportunities. The area is bursting with arts and music venues for you to explore and enjoy as well as nearby Glasgow Green, a host to big events or a place to relax and unwind.

You have so many options for travel and to commute with Glasgow Central Station, Queen Street Station and the underground system only a walk away as well as a host of bus services. You also have easy access to the M8 motorway for travel around Glasgow or beyond.

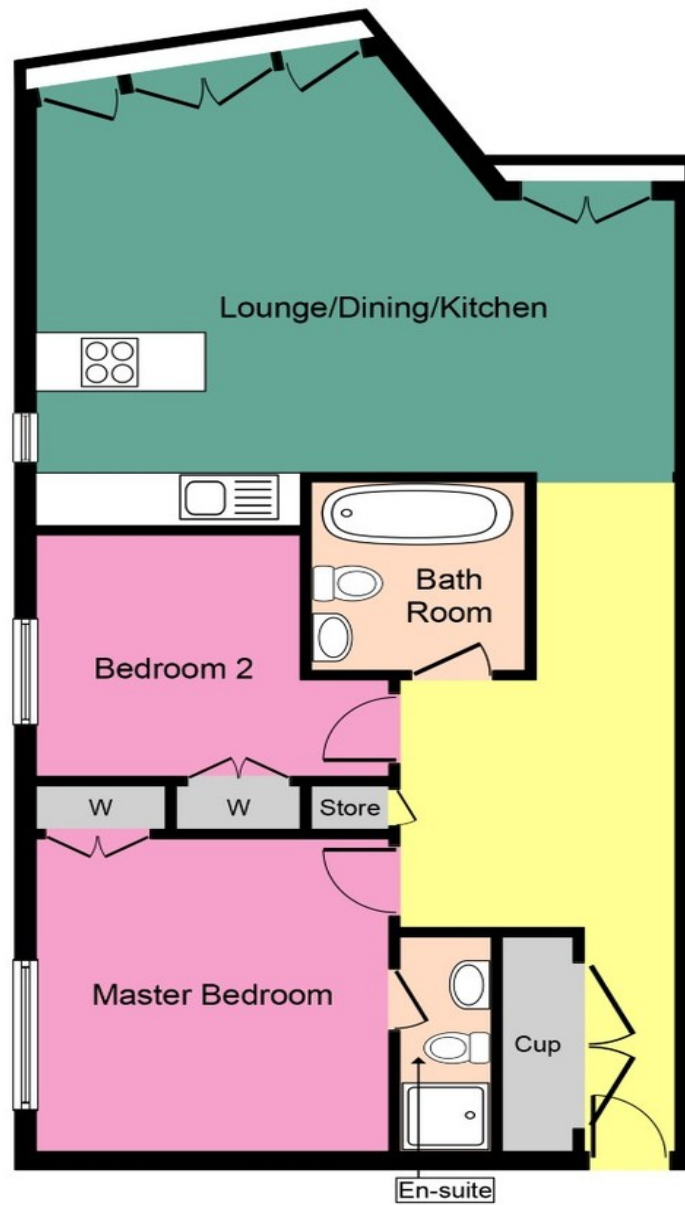


VIEWINGS

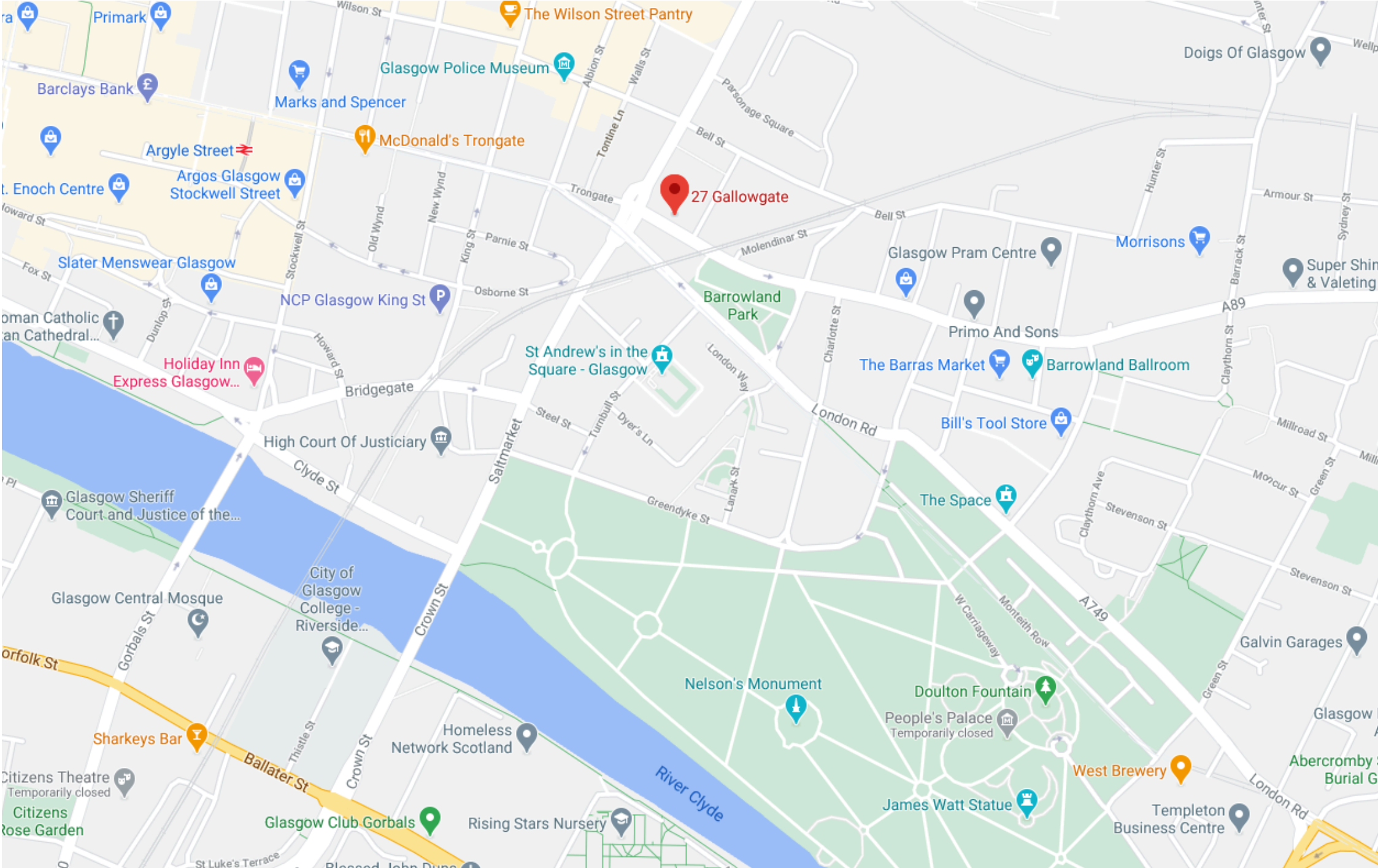
Early internal viewing is imperative to fully appreciate all that this stylish and contemporary apartment has to offer.

**MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm to arrange your viewing or valuation appointment.**





Floor Plan



Call free on 0800 074 8585

www.mqestateagents.co.uk

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