





MQ Estate Agents & Lettings are delighted to present to the market this immaculate one-bedroom apartment, occupying a prime position within the iconic Beresford Building on Sauchiehall Street in the heart of Glasgow City Centre.

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

Presented in true walk-in condition, this stylish property offers bright and spacious accommodation with a contemporary open plan layout and excellent storage throughout. The generous living and dining area flows seamlessly into the modern fitted kitchen, creating a superb space for both everyday living and entertaining. The spacious double bedroom benefits from integrated wardrobes, while the sleek shower room has been finished to a high standard and offers additional fitted storage.

The Beresford Building is one of Glasgow's most recognisable Art Deco landmarks, boasting impressive communal areas, secure entry and lift access. Residents also benefit from the convenience of a Tesco Metro located on the ground floor.



Situated on Sauchiehall Street close to Charing Cross, this thriving area of Glasgow City Centre has undergone significant redevelopment in recent years, including extensive public realm improvements. The property is perfectly positioned for easy access to the International Financial Services District, Merchant City, Finnieston and the West End, all offering an abundance of fashionable bars, cafés, restaurants and shopping facilities.

The apartment is also ideally located for students and professionals alike, with the

Glasgow School of Art, Royal Conservatoire of Scotland, and the Universities of Glasgow, Strathclyde and Caledonian all within easy reach. Excellent transport links are available nearby, including Charing Cross, Glasgow Central and Queen Street stations, while the M8 and M80 motorway networks provide straightforward access throughout the Central Belt.

This outstanding apartment would make an ideal first-time purchase, city base or buy-to-let investment and early viewing is highly recommended.

Accommodation comprises:

- Welcoming entrance hallway
- Bright and spacious open plan lounge, dining area and kitchen
- Contemporary fitted kitchen with integrated appliances
- Generous double bedroom with fitted wardrobes
- Modern shower room with ample storage
- Secure door entry system
- Lift access
- Iconic Art Deco building
- Prime City Centre location
- Tesco Metro conveniently located within the building
- Excellent transport links and amenities on the doorstep

A fantastic opportunity to acquire a beautifully presented home within one of Glasgow City Centre's most distinctive and sought-after developments.

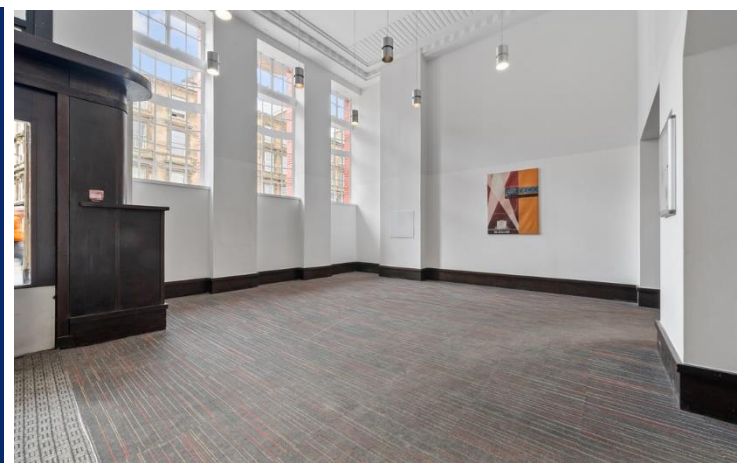
MQ Estate Agents are open 7 days a week. Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

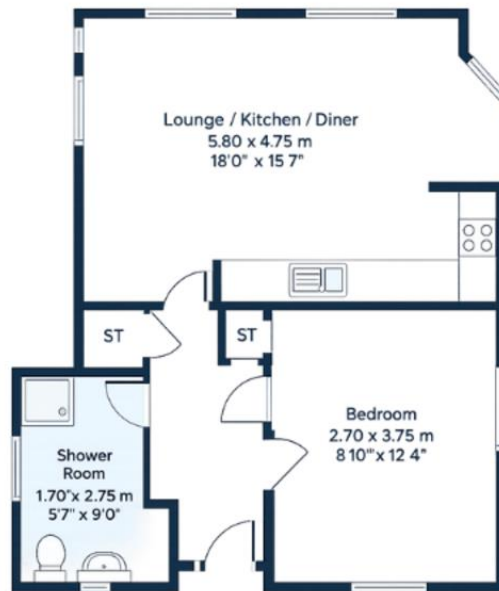


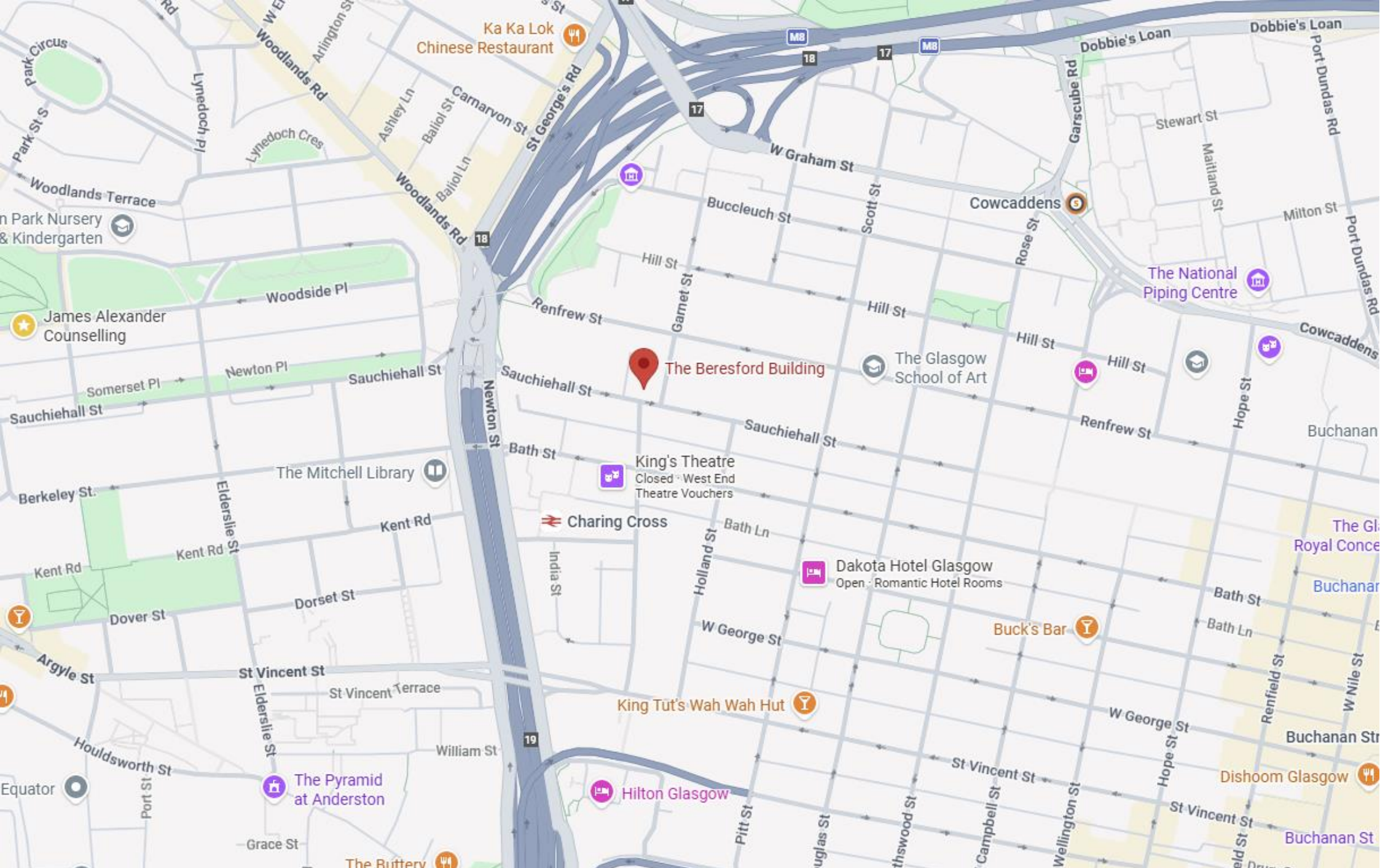




MQ Estate Agents & Lettings







Call free on 0800 074 8585

www.mqestateagents.co.uk

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