





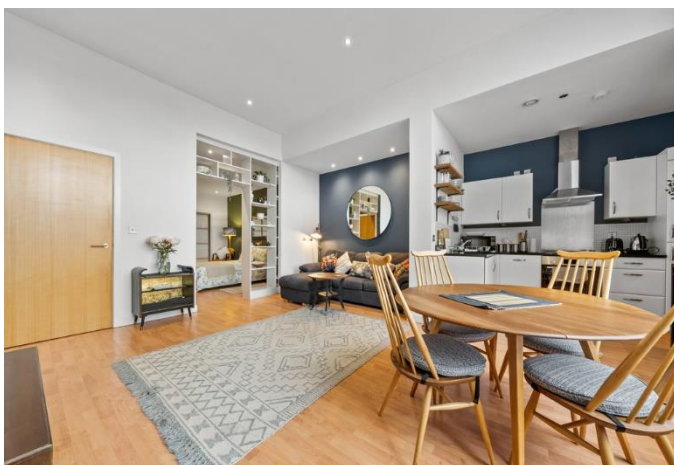
MQ Estate Agents are delighted to present to the market this exceptional fifth-floor apartment, set within the iconic Herald Building in the heart of Glasgow City Centre. Presented in true walk-in condition, this stylish one-bedroom home offers contemporary open-plan living, impressive floor-to-ceiling windows, and the rare advantage of secure private parking.

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

Upon entering, the welcoming reception hallway provides excellent storage and leads to a stunning open-plan lounge, dining area and kitchen. Bathed in natural light from the expansive feature windows, this impressive living space boasts high ceilings and a bright, airy feel, creating the perfect setting for relaxing or entertaining. The modern kitchen is fitted with a range of sleek units and ample worktop space, while the generous dining area enjoys attractive city views.

The spacious double bedroom is beautifully presented and benefits from fitted wardrobes and an attractive open shelving divider, providing a sense of separation whilst maintaining the apartment's stylish design. Completing the accommodation is a contemporary bathroom featuring a three-piece suite with shower over bath.

Residents benefit from secure entry and a private allocated parking space, a highly sought-after feature within the city centre.



Located in one of Glasgow's most vibrant and convenient locations, the property offers immediate access to a fantastic selection of shops, bars, restaurants and nightlife. A Tesco supermarket is situated close to the development, while Marks & Spencer Simply Food on Bothwell Street is just a short walk away. The Merchant City, SEC Campus, Kelvingrove Art Gallery and Museum, and numerous fitness and leisure facilities are all within easy reach.

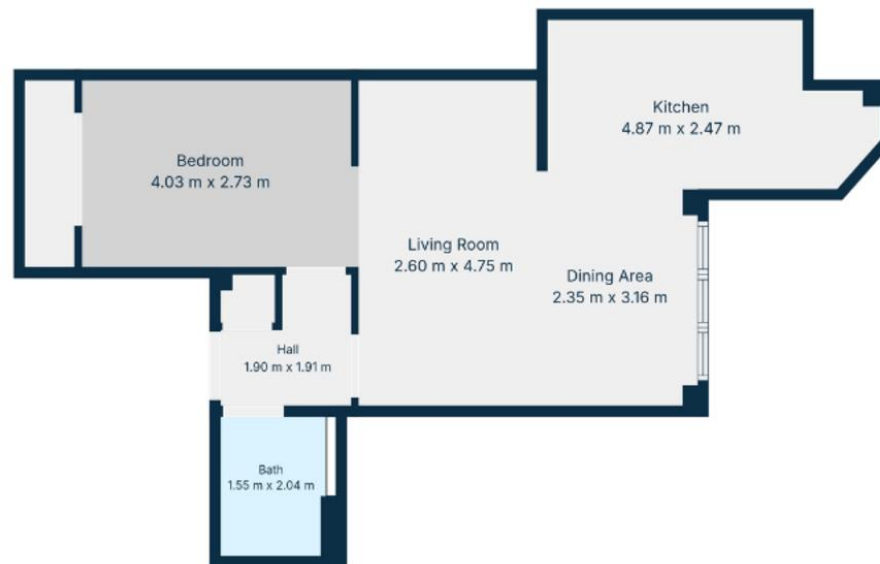
The property is exceptionally well placed for commuters, with Glasgow Central Station and St Enoch Subway Station nearby, providing excellent public transport connections. The Clydeside Expressway offers swift access to the M8 motorway, linking with the M77 and M80, while the M74 extension provides easy travel throughout the south of the city and towards the Borders.

Combining modern style, spacious accommodation and an unbeatable city centre location, this impressive apartment represents an outstanding opportunity for first-time buyers, professionals and investors alike. Early viewing is highly recommended.



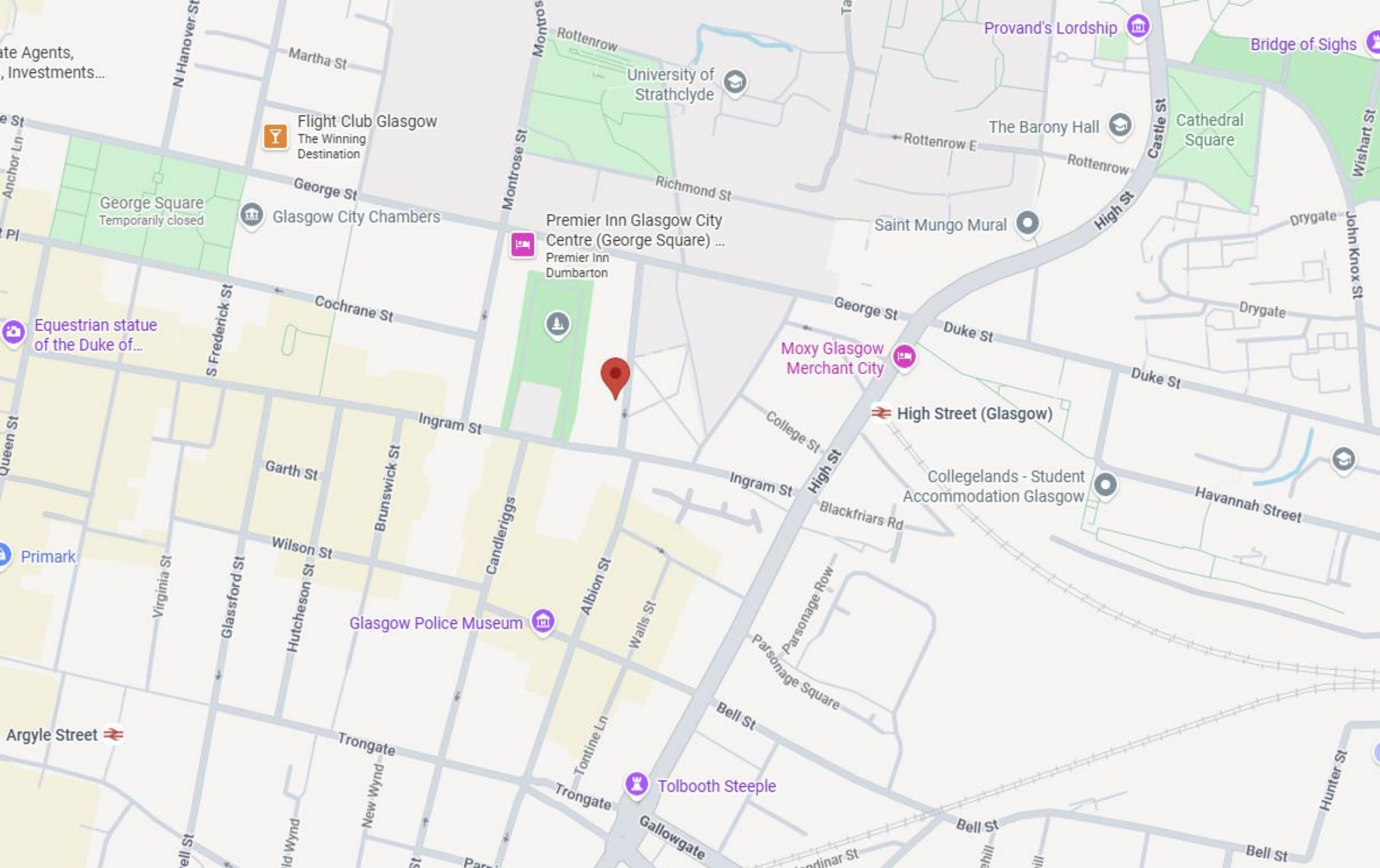






TOTAL: 52 m²
Ground floor: 52 m²
EXCLUDED AREAS: WALLS: 6 m²





Call free on 0800 074 8585

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