





MQ Estate Agents are delighted to present to the market this stylish and immaculately presented first floor apartment set within a modern and well-maintained development in the ever-popular Firhill district of Glasgow. Offering true walk-in condition throughout, this spacious two-bedroom home is ideally suited to a variety of purchasers including first-time buyers, professionals and those looking to enjoy easy city living.

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

The accommodation comprises a welcoming entrance hallway with excellent storage, leading through to a bright and generously proportioned open plan lounge, dining area and contemporary fitted kitchen. Flooded with natural light, this impressive living space provides the perfect setting for both relaxing and entertaining, with ample room for dining and a modern kitchen complete with a range of wall and floor mounted units and integrated appliances.

There are two spacious double bedrooms, both beautifully decorated and benefiting from fitted wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room. A luxurious family bathroom, finished with contemporary tiling and a shower over the bath, completes the internal accommodation.

The property is presented in true walk-in condition, featuring tasteful décor, quality flooring throughout, gas central heating, double glazing, secure door entry and well-maintained communal grounds with residents' parking.



Situated in the sought-after Firhill area, the property enjoys excellent access to Glasgow City Centre, the West End and a wealth of local amenities. There are superb public transport links nearby including bus routes and subway connections, while an array of cafés, restaurants, shops and leisure facilities can be found within easy reach. The area also offers convenient access to the M8 motorway network and is close to the scenic canal walkways and green spaces.

Early viewing is highly recommended to appreciate the quality and space on offer.

MQ Assisted Move, Part Exchange and 95% mortgages available. Please call for further information.

Features:

Immaculate first floor apartment

Walk-in condition throughout

Spacious open plan lounge, dining area and kitchen

Contemporary fitted kitchen with integrated appliances

Two generous double bedrooms with fitted wardrobes

Principal bedroom with en-suite shower room

Stylish family bathroom

Excellent storage throughout

Gas central heating and double glazing

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.

Secure door entry system

Residents' parking and landscaped communal grounds

Popular Firhill location

Excellent transport links to Glasgow City Centre and the West End

Ideal first-time buy or investment opportunity





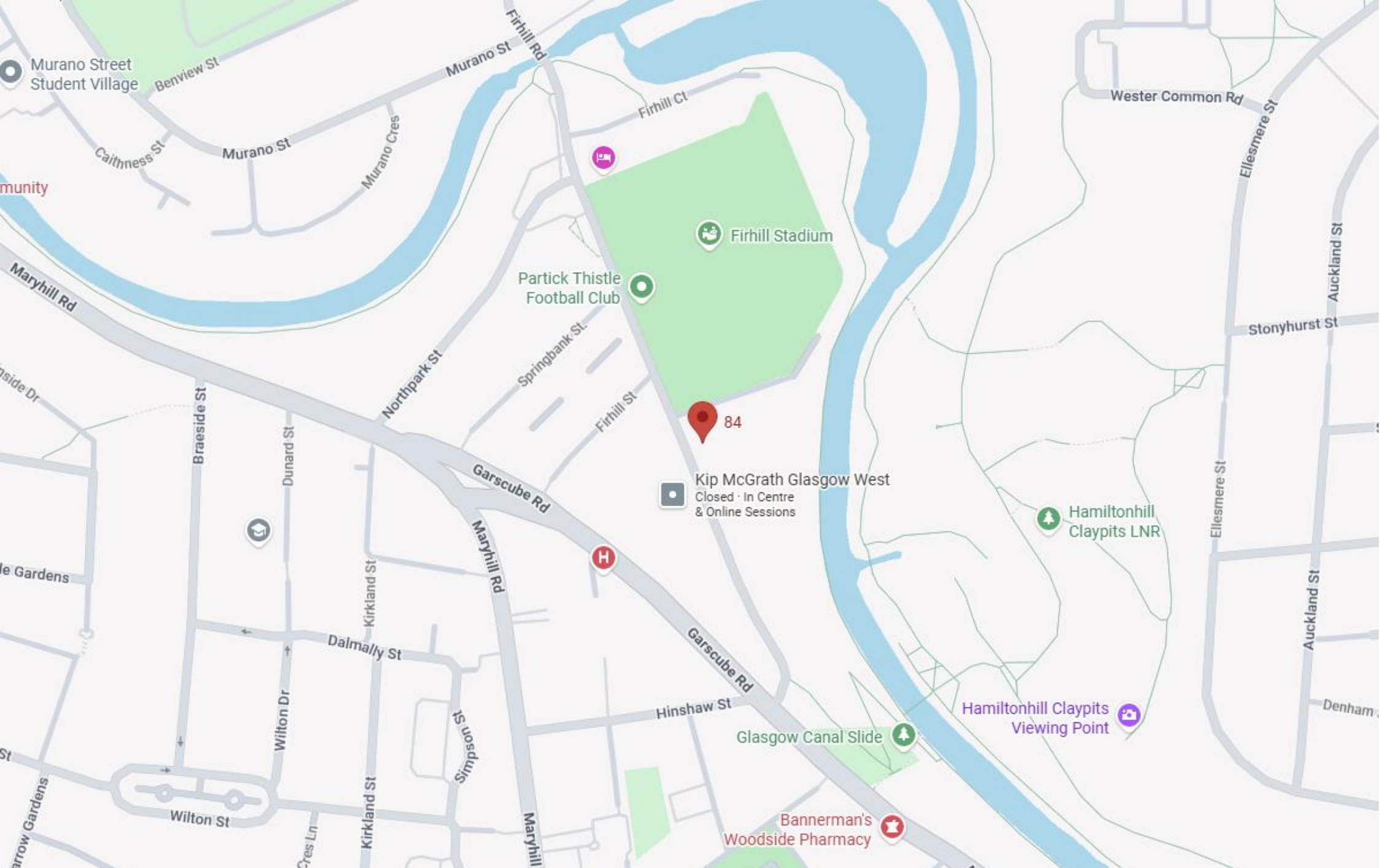






**TOTAL: 66 m2**  
Ground floor: 66 m2  
EXCLUDED AREAS: WALLS: 6 m2





Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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