





MQ Estate Agents are delighted to present to the market this exceptional two-bedroom, third-floor apartment, presented in true walk-in condition and offering stylish, contemporary living within a well-maintained modern development.

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

Finished to a high standard throughout, this bright and spacious home will appeal to a wide range of buyers including first-time purchasers, professionals and investors seeking a property that is ready to move straight into.

The welcoming reception hallway provides access to all accommodation and benefits from excellent storage, including a generous loft space – a rare and valuable feature for a modern apartment.

The impressive lounge and dining area is flooded with natural light from large windows and offers ample space for both relaxing and entertaining. Contemporary décor, quality flooring and generous proportions create an inviting living space with room for a full dining suite.



The modern fitted kitchen is well-equipped with a range of wall and base mounted units, contrasting worktops and integrated appliances including a gas hob, electric oven, extractor hood and integrated fridge freezer. A washing machine, replaced approximately one year ago, is also included, making this a practical and well-appointed kitchen.

The principal bedroom is beautifully presented in calming tones and enjoys the luxury of its own en-suite shower room along with a fitted wardrobe, providing excellent storage. The second double bedroom is equally well presented and benefits from mirrored fitted wardrobes, making it an ideal guest bedroom, home office or space for a growing family.

The contemporary family bathroom is fitted with a three-piece white suite comprising bath with shower over, wash hand basin and WC, finished with stylish tiling.

Further benefits include gas central heating, double glazing, secure door entry system, well-maintained communal grounds and private residents' permit parking.

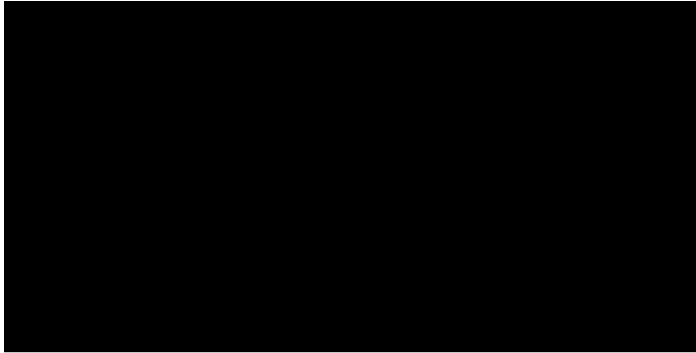
The property is ideally positioned for excellent transport links, with easy access to Glasgow City Centre, motorway networks and public transport. A wide range of local amenities, supermarkets, cafés, restaurants and leisure facilities are all within easy reach, making this a superb location for modern city living.

Early viewing is highly recommended to appreciate the quality, condition and generous accommodation this outstanding apartment has to offer.

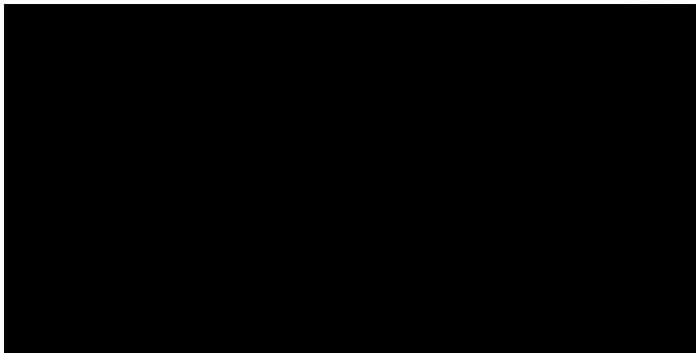


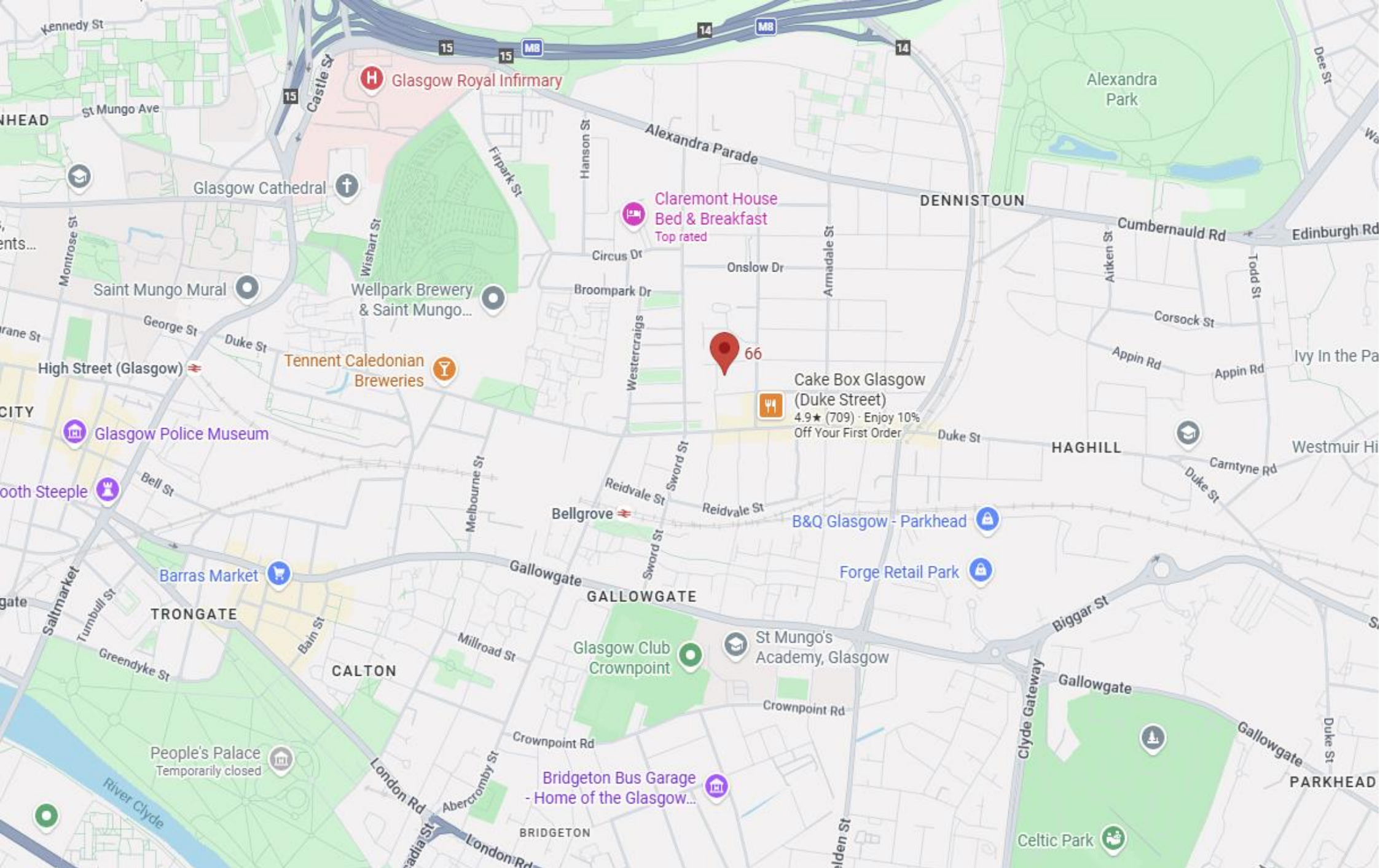






TOTAL: 61 m²
Ground Floor: 61 m²
EXCLUDED AREAS: WALLS: 5 m²





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.