





MQ Estate Agents are delighted to present to the market this beautifully presented and exceptionally spacious ground floor apartment, situated in the ever-popular Yoker district on the edge of Glasgow's desirable West End. Offering stylish, walk-in accommodation throughout, this impressive home is perfectly suited to first-time buyers, downsizers and buy-to-let investors alike.

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

The welcoming reception hallway provides access to all apartments and excellent storage. The generously proportioned lounge is flooded with natural light from the large front-facing window and offers ample space for both relaxing and dining. Contemporary décor, quality flooring and a striking feature media wall create a warm and inviting living space.

The modern fitted kitchen is well designed with an excellent range of wall and base mounted units, generous worktop space, integrated oven, gas hob with extractor hood and ample room for freestanding appliances.

The property boasts two spacious double bedrooms, both offering generous proportions and excellent storage potential. The principal bedroom benefits from fitted wardrobes, while both rooms have been finished in neutral décor, ready for a new owner to move straight in.

Completing the accommodation is a stunning fully wet-walled shower room, finished to a high contemporary standard with a stylish vanity unit, modern fittings and a large walk-in shower.



Further benefits include gas central heating, double glazing, excellent storage throughout, a private garden area and access to a substantial communal garden, providing an ideal outdoor space for residents to enjoy.

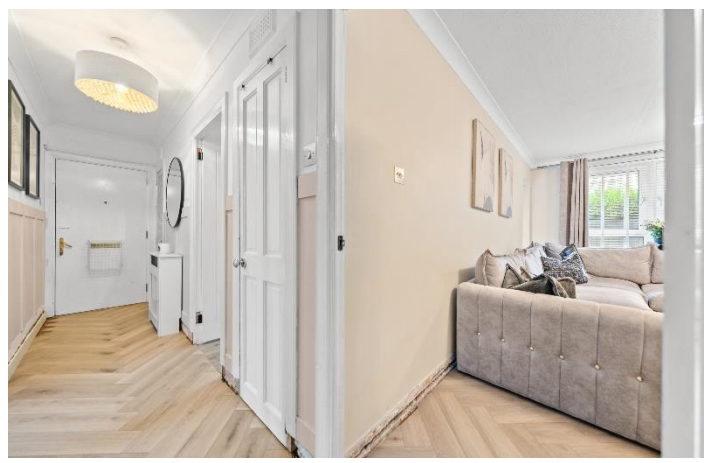
Yoker is a well-established residential area with a wide range of local amenities close at hand including shops, supermarkets, cafés and leisure facilities. Transport links are exceptional, with regular bus services along Dumbarton Road, nearby train stations providing quick access to Glasgow City Centre and beyond, and the Clyde Tunnel only a short drive away. A unique feature of this location is the nearby Renfrew Ferry, offering convenient access across the River Clyde to Braehead Shopping Centre and XSite, home to a fantastic selection of high-end retailers, restaurants, entertainment and leisure facilities. Excellent schooling is also available locally at both primary and secondary levels.

Early viewing is highly recommended to appreciate the size, quality and superb location this fantastic home has to offer.

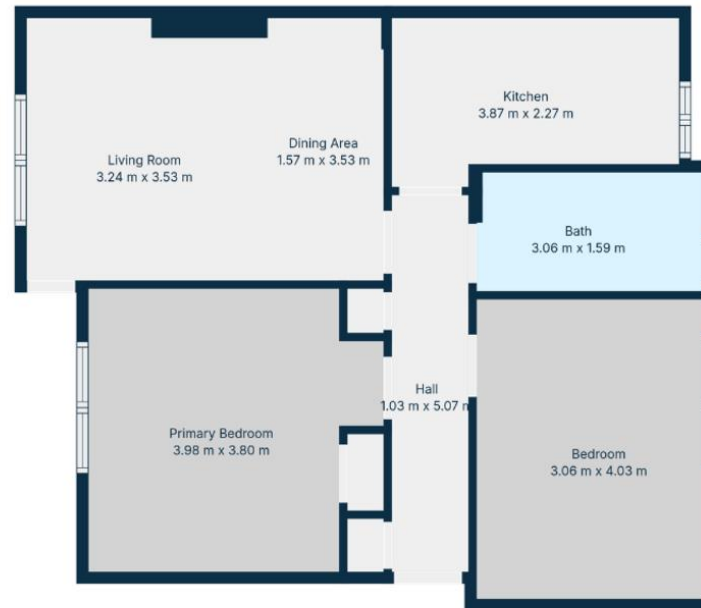
MQ Estate Agents are open seven days a week:
Monday to Friday, 8am – 9pm
Saturday & Sunday, 8.30am – 9pm
to arrange your viewing or valuation appointment.





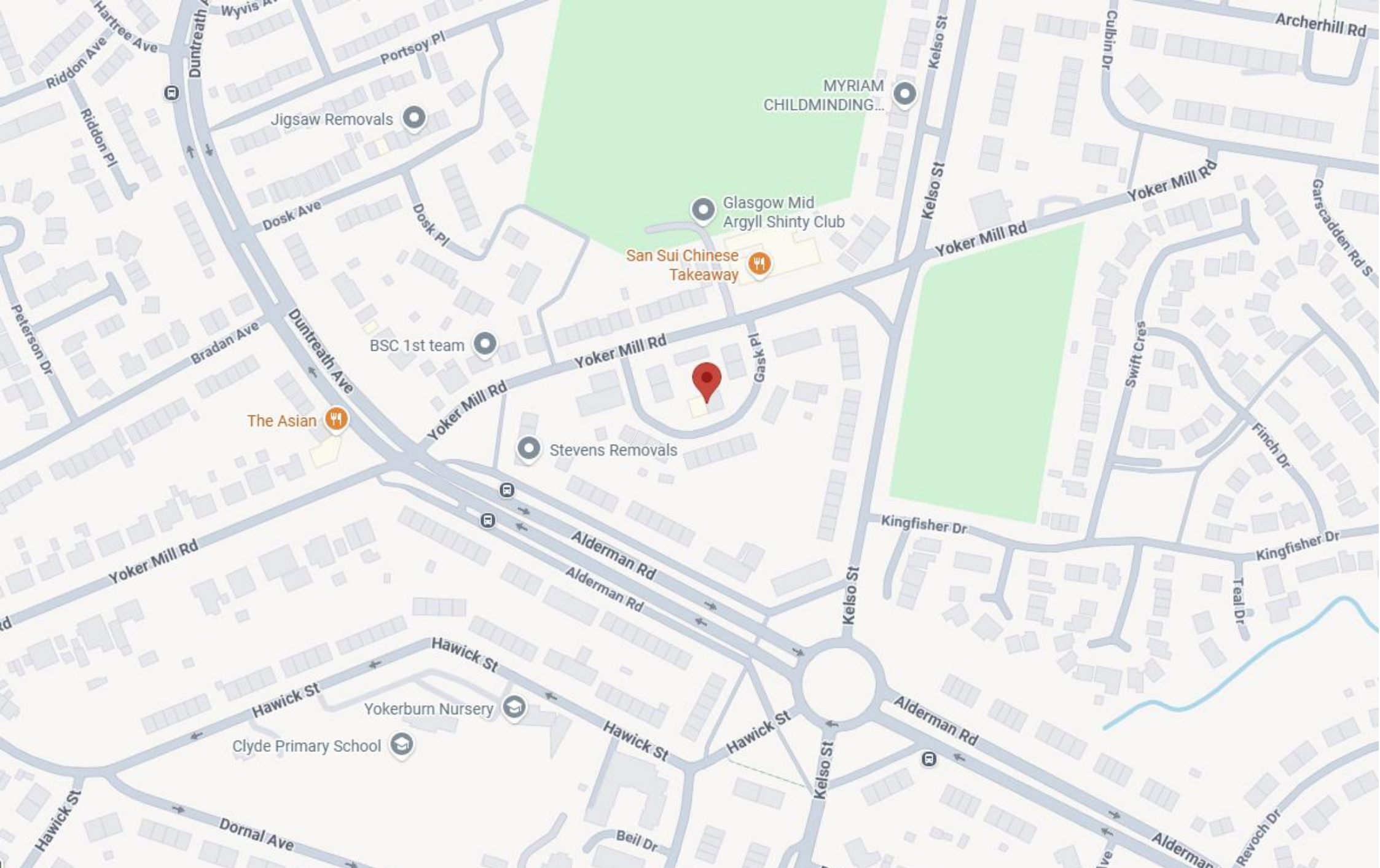






TOTAL: 65 m²
Ground floor: 65 m²
EXCLUDED AREAS: WALLS: 5 m²





Call free on 0800 074 8585

www.mqestateagents.co.uk

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