





MQ Estate Agents are delighted to present to the market this beautifully presented first floor apartment, set within a modern and highly sought-after development in the heart of Muirend on Glasgow's ever-popular South Side. Finished to an excellent standard throughout, this walk-in condition home offers spacious, contemporary accommodation that will appeal to first-time buyers, professionals, downsizers and investors alike.

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

The welcoming reception hallway provides excellent storage and leads to a bright and generously proportioned lounge, where large windows flood the room with natural light, creating the perfect space for relaxing or entertaining. The modern dining kitchen is fitted with a range of attractive wall and floor mounted units, ample worktop space and integrated cooking appliances, with plenty of room for additional freestanding appliances.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The impressive principal bedroom also enjoys the luxury of a stylish en-suite shower room, while the second bedroom offers excellent flexibility as a guest room, home office or nursery. Completing the accommodation is a contemporary family bathroom, fitted with a white three-piece suite.

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



Situated within the desirable suburb of Muirend, the property enjoys an enviable location close to an excellent selection of local amenities, including independent cafés, restaurants, bars, supermarkets and recreational facilities. The area is particularly well served by public transport, with regular bus services and Muirend Railway Station providing direct access to Glasgow City Centre and surrounding areas. Excellent road links and nearby motorway connections make commuting throughout Glasgow and beyond straightforward.

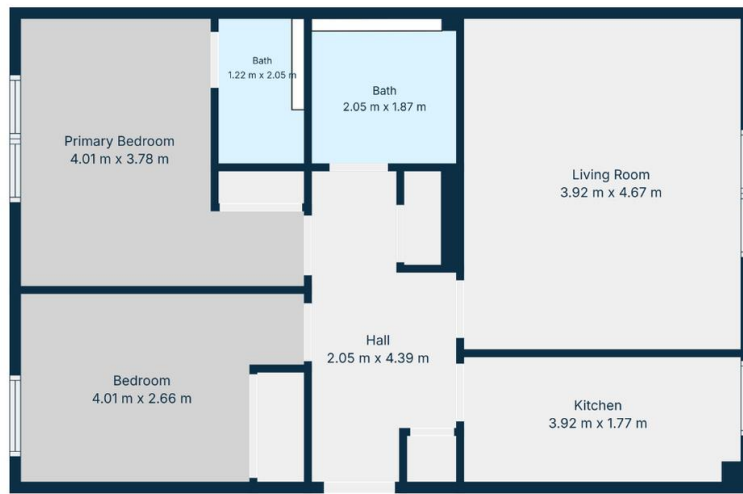
Early viewing is highly recommended to appreciate the quality, space and superb location this outstanding apartment has to offer.

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.



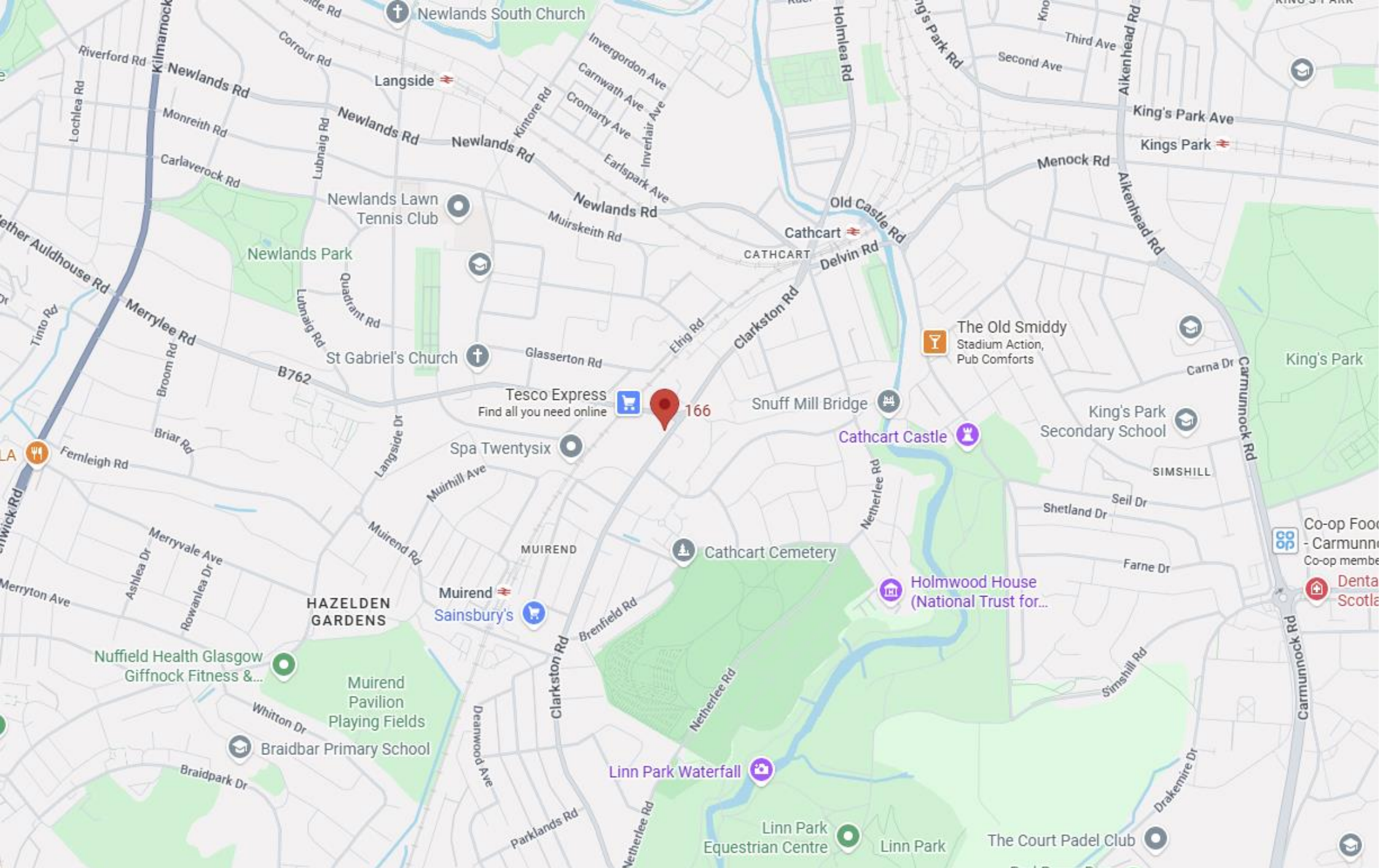






**TOTAL: 67 m<sup>2</sup>**  
Ground floor: 67 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>





Call free on 0800 074 8585

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

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