





MQ Estate Agents are delighted to present to the market this seldom available and fantastically located second-floor, three-bedroom flat in the heart of Glasgow's City Centre.

This modern apartment comprises a bright lounge and dining area, a fully fitted kitchen, two double bedrooms (one with en-suite), a third bedroom, and a main bathroom. The property further benefits from double glazing, electric heating, a secure door entry system, lift access, and private, secure residents' parking.

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

This is a fantastic opportunity for a wide variety of purchasers seeking stylish urban living in a prime location.

The lounge and dining area is a bright and airy space, with large windows flooding the room with natural light. The flooring is laid to carpet and the walls are painted in neutral tones, creating a warm and inviting atmosphere. This is an ideal space for relaxing or entertaining family and friends

The kitchen comprises a range of wall and floor-mounted units in a contemporary wood-effect finish, complemented by light worktops. Integrated appliances include a ceramic hob, electric oven, tall fridge freezer, and dishwasher. There is also space for a freestanding washing machine.

The master bedroom is generously proportioned, offering ample space for additional bedroom furniture. Floor-to-ceiling mirrored fitted wardrobes provide excellent storage.



The en-suite shower room is accessed directly from the master bedroom and features a white three-piece suite comprising a fully enclosed shower, low flush WC, and wash hand basin.

The second double bedroom is also well-proportioned and benefits from floor-to-ceiling fitted wardrobes, providing excellent storage space. Flooring is laid to carpet.

The third bedroom offers flexibility and could be utilised as a guest room, home office, or nursery, depending on your needs.

The main bathroom comprises a white three-piece suite including a bath, low flush WC, and wash hand basin with storage below.

The property enjoys a prime location within walking distance of Glasgow City Centre, offering access to an excellent selection of shops, bars, restaurants, and vibrant nightlife. A Tesco supermarket is located nearby, along with a Marks & Spencer Simply Food on Bothwell Street. The Merchant City, SECC, Kelvingrove Art Gallery, and numerous health clubs are also within easy reach.

The apartment benefits from excellent public transport links, including Glasgow Central Train Station and St Enoch Underground Station. There is convenient access to the M8 motorway, connecting southbound to the M77 and north to the M80. The M74 extension further enhances connectivity, providing easy travel through the south of the city towards the Borders.

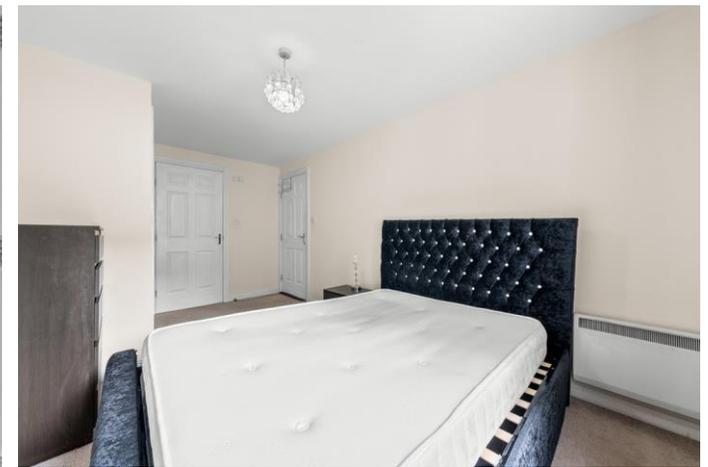
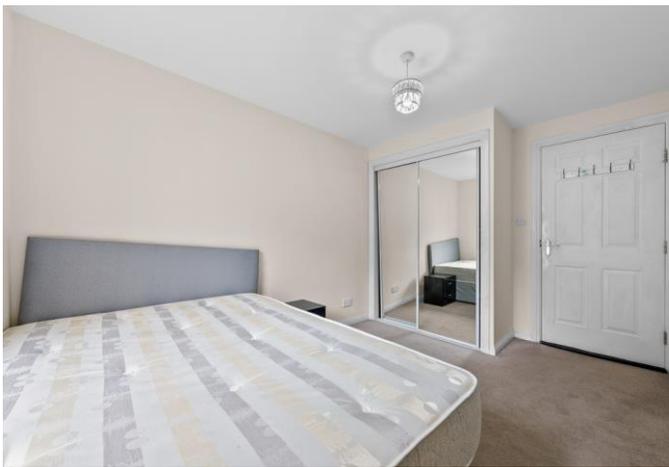
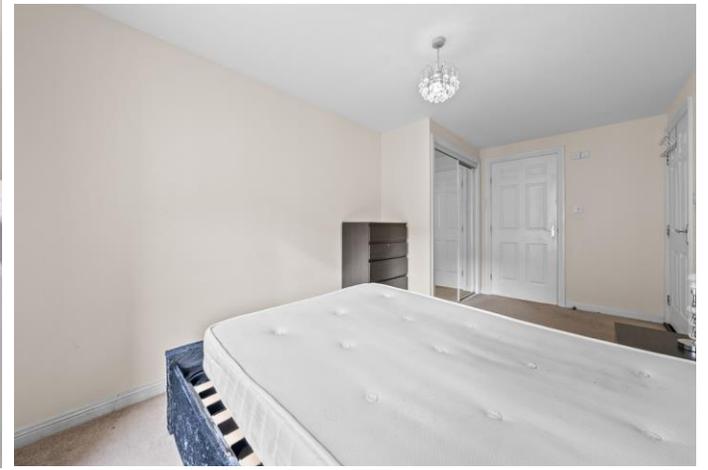
Viewing is strictly by appointment only. Early internal viewing is highly recommended to fully appreciate the lifestyle opportunity this apartment offers.



MQ Estate Agents are open seven days a week:
Monday to Friday 8am – 9pm
Saturday & Sunday 8.30am – 9pm

Contact us today to arrange your viewing or valuation appointment.

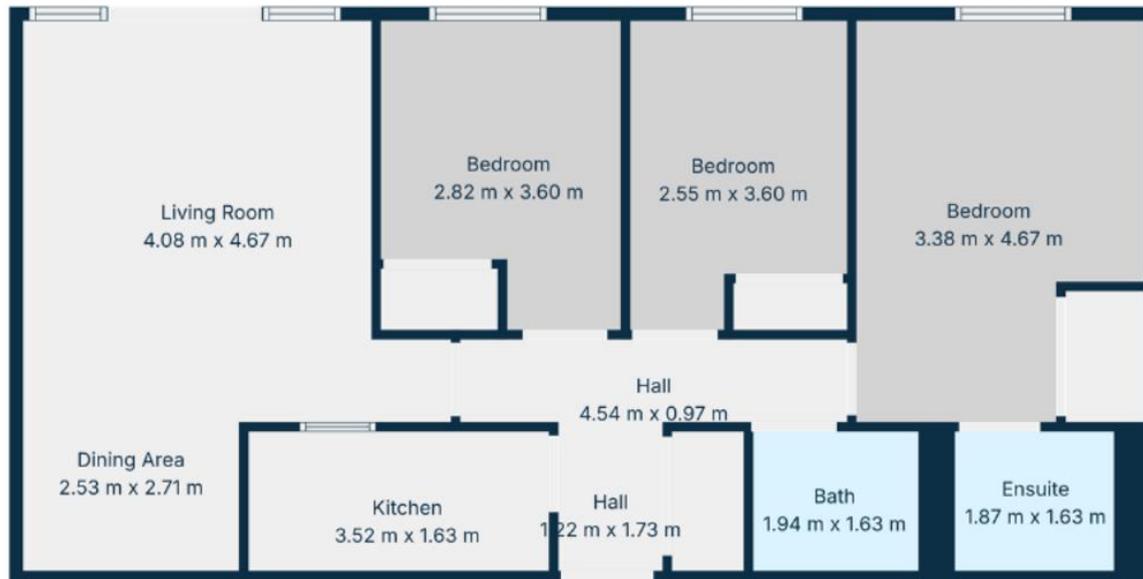






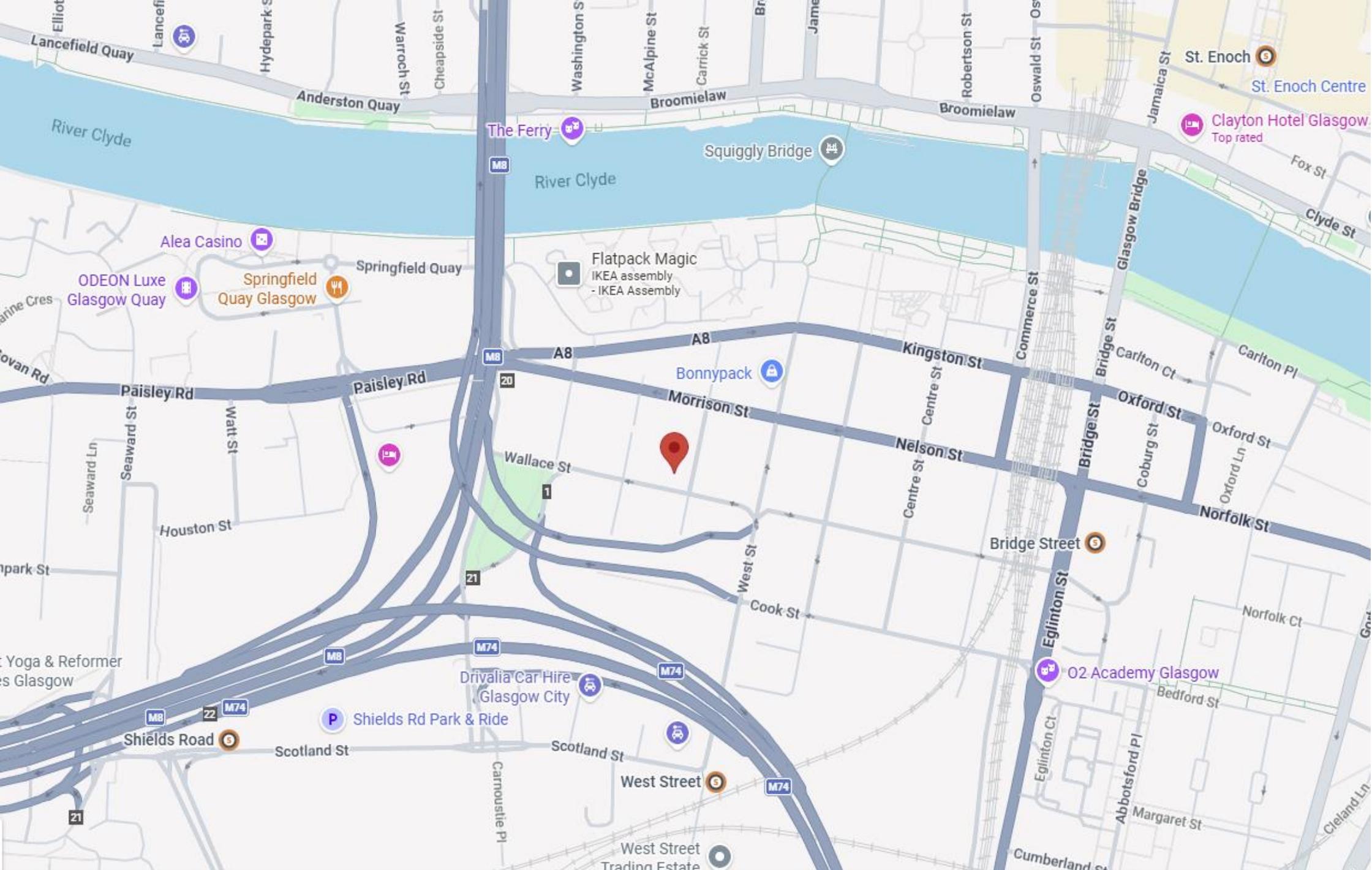


MQ
Estate Agents
& Lettings



TOTAL: 84 m²
Ground floor: 84 m²
EXCLUDED AREAS: WALLS: 6 m²





Call free on 0800 074 8585

www.mqestateagents.co.uk

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