





MQ Estate Agents are delighted to present to the market this stylish and contemporary third floor mezzanine apartment, ideally positioned within the ever-popular Kinning Park area of Glasgow. Presented in true walk-in condition, this impressive one-bedroom property offers bright, modern accommodation and would make an ideal purchase for first-time buyers, young professionals or savvy buy-to-let investors alike.

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

The property has been thoughtfully designed to maximise the natural light throughout, with impressive high ceilings, large windows and a striking mezzanine bedroom creating a spacious and airy feel. Decorated in neutral tones throughout, the apartment provides the perfect blank canvas for a variety of purchasers to make their own.

The welcoming open plan lounge and kitchen area is both modern and functional, offering excellent space for relaxing and entertaining. The fitted kitchen features a range of wall and floor mounted units, integrated oven and hob, tiled splashback and ample worktop space. The lounge area enjoys an abundance of natural light and generous proportions rarely found in similar properties.

A carpeted staircase leads to the mezzanine level where the spacious double bedroom overlooks the living area below and benefits from a large skylight window, enhancing the bright and contemporary atmosphere of the home.



The accommodation is completed by a modern family bathroom fitted with a three-piece suite and shower over bath with stylish screen.

Further benefits include double glazing, gas central heating, secure door entry system and residents parking.

This third floor flat is situated within the ever-popular Kinning Park area and offers superb commuting links into Glasgow City Centre, the West End and beyond. The property is exceptionally well placed for access to Springfield Quay, home to the Odeon cinema, Nando's, Frankie & Benny's and a variety of other restaurants and leisure facilities. Kinning Park Subway Station is within walking distance, alongside an excellent selection of local shops, cafes and amenities.

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.

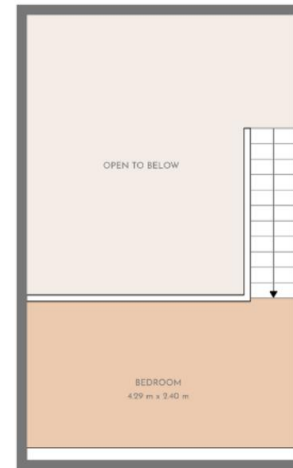






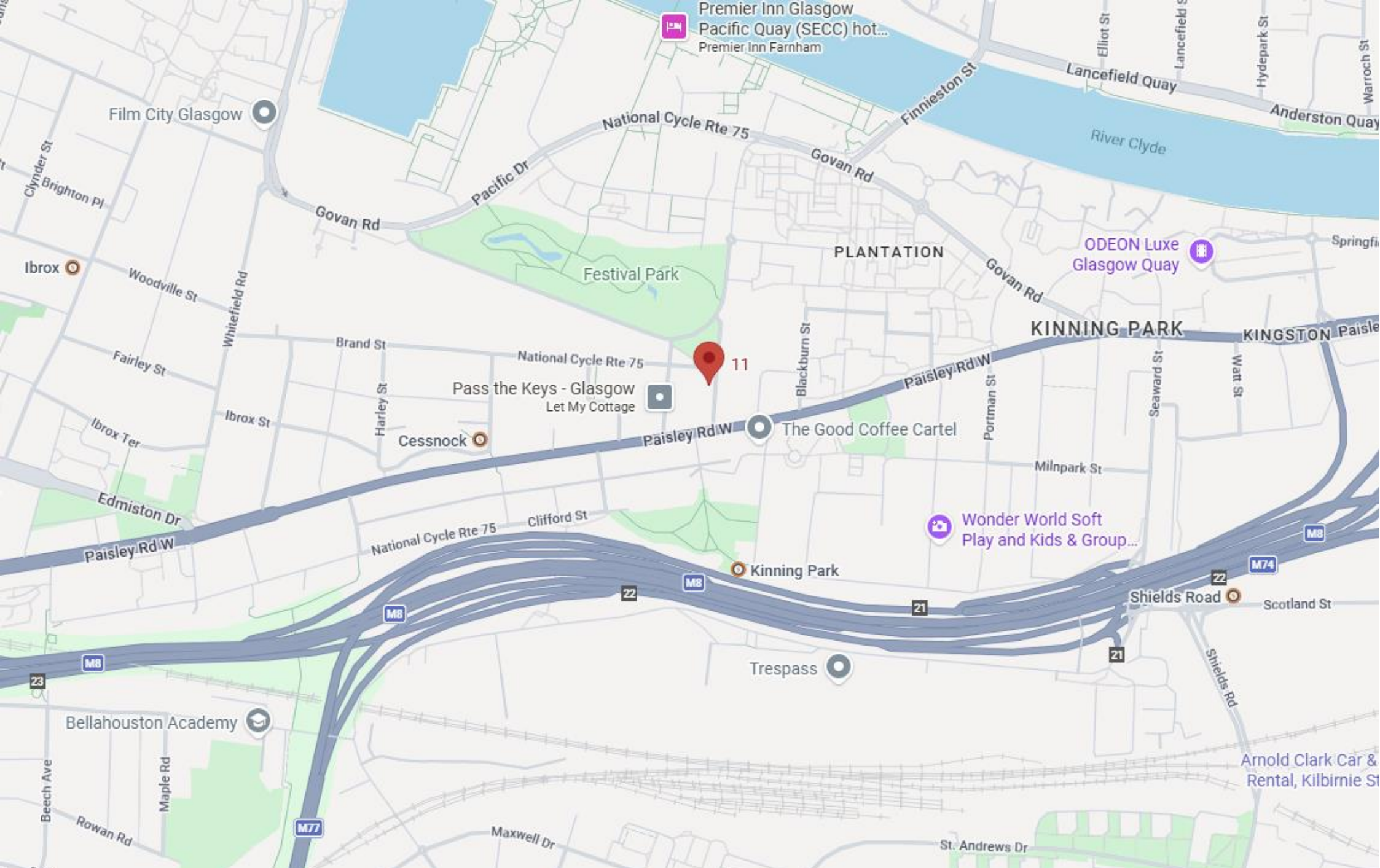


**TOTAL: 45 m<sup>2</sup>**  
 Ground floor: 31 m<sup>2</sup>, 1st floor: 14 m<sup>2</sup>  
 EXCLUDED AREAS: OPEN TO BELOW: 17 m<sup>2</sup>, WALLS: 4 m<sup>2</sup>



**TOTAL: 45 m<sup>2</sup>**  
 Ground floor: 31 m<sup>2</sup>, 1st floor: 14 m<sup>2</sup>  
 EXCLUDED AREAS: OPEN TO BELOW: 17 m<sup>2</sup>, WALLS: 4 m<sup>2</sup>





Call free on 0800 074 8585

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