





MQ Estate Agents are delighted to present to the market this stylish and contemporary third-floor apartment, perfectly positioned in the heart of Glasgow City Centre. Offering modern open-plan living, a private balcony and an exceptional location just moments from the city's finest shopping, restaurants, bars and transport links, this is an outstanding opportunity for first-time buyers, professionals or investors seeking a quality city-centre home.

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

Accessed via a secure door entry system with lift and stair access, the apartment is presented in true walk-in condition. The welcoming reception hallway provides excellent storage and leads to all principal apartments. The bright and spacious open-plan living, dining and kitchen area is undoubtedly the heart of the home. Flooded with natural light from full-height glazed doors, this impressive space enjoys direct access to a private balcony, providing an ideal spot for morning coffee or evening drinks while taking in the surrounding cityscape.



The contemporary fitted kitchen is finished with a range of modern wall and floor-mounted units, generous worktop space and integrated appliances, seamlessly flowing into the living and dining areas to create an ideal environment for relaxing or entertaining.

The generously proportioned double bedroom offers a peaceful retreat and benefits from fitted wardrobes, while the stylish bathroom is fitted with a modern white three-piece suite with quality tiling and shower over the bath. A separate utility room provides valuable additional storage and space for laundry

appliances, adding to the practicality of the home.

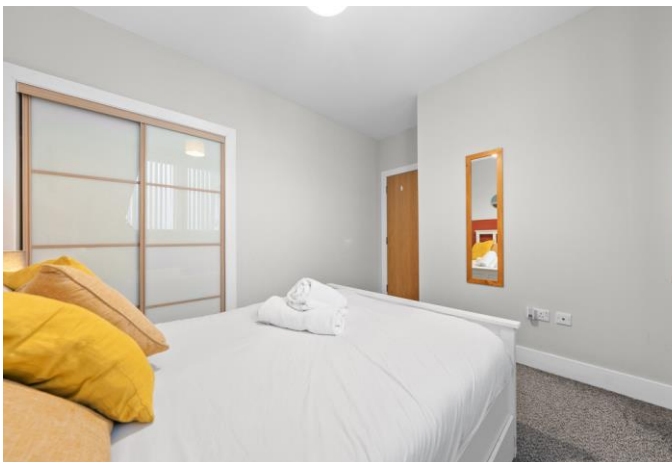
Further benefits include double glazing, gas central heating, secure entry, lift access and well-maintained communal areas.

The location is second to none, with everything Glasgow City Centre has to offer quite literally on your doorstep. Residents can enjoy an outstanding selection of shops, cafés, restaurants, bars and leisure facilities, while both Glasgow Central and Queen Street stations are within easy walking distance, providing excellent transport links throughout the city and beyond. The nearby Merchant City, Buchanan Street, George Square and St Enoch Centre further enhance the appeal of this superb city-centre address.

Early viewing is highly recommended to appreciate the quality, space and enviable location this impressive apartment 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.



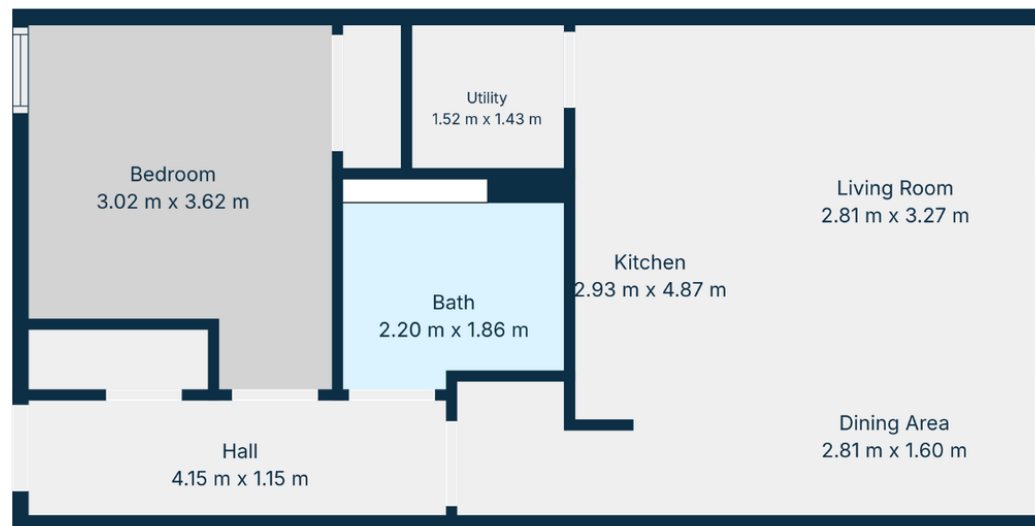




Call free on 0800 074 8585

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.



TOTAL: 47 m²
Ground floor: 47 m²
EXCLUDED AREAS: UTILITY: 2 m², WALLS: 4 m²

