





MQ Estate Agents are proud to present to the market this beautiful and unique, second floor apartment in Kelvin Square in Glasgow's vibrant west end. Situated within the former Kelbourne Fire Station, this apartment comprises of a large welcoming entrance hallway, lounge and dining area, kitchen, three sizeable double bedrooms, family bathroom, private balcony, gated residents parking and communal terrace space. The interior decor is in immaculate order thanks to the current owners. This would be an ideal opportunity for a variety of purchasers including those looking to upsize. Viewing is highly recommend to avoid missing out on this little gem.

MQ Assisted Move and Part Exchange is available.

#### HALLWAY

15' 6" x 8' 3" (4.737m x 2.540m) Fabulous entrance hallway giving access to all other room in the property. Plenty of space for furniture and to store outerwear. There is also a handy storage cupboard just off the hallway.

#### LOUNGE/DINING

18' 7" x 14' 7" (5.673m x 4.466m) Beautiful open plan lounge and dining space. The gas fireplace with bespoke black marble and chrome surround make an ideal focal point. The room is flooded with natural light from the wide windows and door giving access to the balcony. The dining area has purpose built seating with a high black and white backrest and storage underneath. A superb room for relaxing or entertaining family and friends.

#### KITCHEN

9' 8" x 8' 1" (2.966m x 2.488m) The newly fitted Ikea kitchen has a vast array of wall, floor and tower mounted units making this a very functional space for the most modest of chefs. Units have a wood effect finish with a



complementing worktop and vibrant blue tile splashback. Integrated appliances include an induction hob, dual temperature oven and overhead extractor fan. There is space for a freestanding washing machine and fridge freezer. The room is complete with undermount and spotlight lighting and hot water tap.

#### BEDROOM ONE

15' 3" x 14' 10" (4.663m x 4.531m) The master bedroom has plush grey carpets with fresh, white painted walls. There is ample space for additional bedroom furniture. Great views out to the protected greenspace.

#### BEDROOM TWO

13' 0" x 10' 11" (3.983m x 3.330m) The second double bedroom has grey carpets and walls painted in a calming green. There is also a large fitted, mirrored wardrobes here providing excellent storage space.

#### BEDROOM THREE

13' 11" x 10' 2" (4.251m x 3.104m) The third double bedroom, currently used as a home office, is another generously sized room with flooring laid to carpet and large storage space. As with the other two bedrooms, you have the picture window view of the greenspace outside.

#### BATHROOM

8' 7" x 6' 5" (2.631m x 1.978m) Elegant family bathroom comprising of a white, three piece suit of L-shaped bath with overhead shower, low flush W.C. and wash hand basin with vanity storage below. The room is partially tiled in a classic nude tile with tiled flooring and underfloor heating.

#### BALCONY

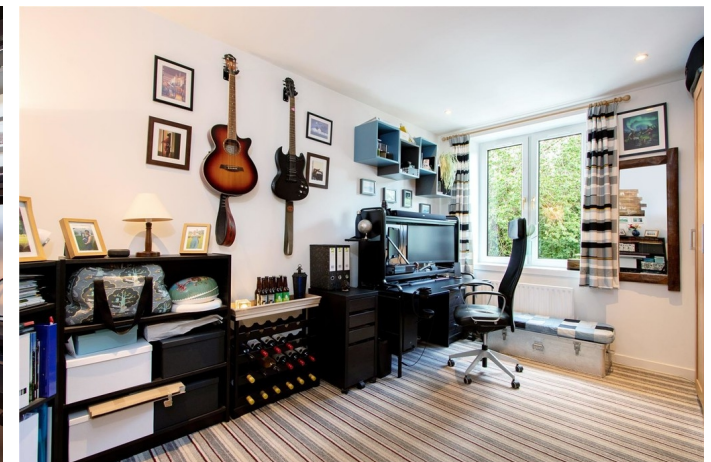
Lovely long balcony accessed just off the lounge with decking in place. Has a superb outlook over the private courtyard and water fountain. Ideal for enjoying all year round.



#### LOCATION

Mingarry Street is perfectly located just minutes from Byres Road in the North Kelvinside area of Glasgow's West End. There is an excellent selection of amenities on Queen Margaret Drive including a number of shops, high end cafes, bars and restaurants. The Botanical gardens is within 5 minutes walk of leaving the flat. Access to the development is via a secure, remote operated gate which allows access to the courtyard for residents parking. The courtyard includes a fountain and communal sun terrace. Access to the building is via a







secure entry intercom system with stairs allowing access to all levels.

#### VIEWINGS

Early internal viewing is imperative to fully appreciate all that this gorgeous apartment has to offer.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.





Call free on 0800 074 8585

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