







MQ Estate Agents are proud to present to the market this fantastic first floor apartment in the secluded and attractive St Andrews Square in Glasgow City Centre. The property is in immaculate condition thanks to the current owner and is in true, walk in condition. The property comprises of lounge area, breakfasting kitchen, two double bedrooms, both with fantastic storage, a family bathroom and a private and secure parking area. The property also benefits from a secure door entry system, well maintained grounds, double glazing and electric central heating throughout. This is a superb opportunity for a variety of purchasers including those looking to upsize and those looking to experience urban living. Viewing is highly recommended to avoid missing out.

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

#### LOUNGE

15' 8" x 14' 3" (4.8m x 4.35m) Great sized lounge with ample space for a dining table. Flooring is laid to a wood effect laminate and there are two windows which flood the room with natural light. Walls are painted in a calming olive green.



#### KITCHEN/DINING

14' 1" x 9' 2" (4.3m x 2.8m) The modern fitted kitchen comprises of a variety of floor and wall mounted units in a beautiful light finish with complementing easy clean worktops and matching splashback. Integrated appliances include an induction hob with overhead extractor fan and dishwasher. There is space for a dining table, a washing machine and fridge freezer.

#### BEDROOM ONE

14' 1" x 10' 8" (4.3m x 3.26m) The first double

bedroom has flooring laid to carpet and walls painted in white and a vibrant red. There is ample space for additional bedroom furniture and mirrored, fitted wardrobes.

#### BEDROOM TWO

14' 1" x 7' 10" (4.3m x 2.4m) The second double bedroom is a generous size and has flooring laid to carpet and fitted wardrobes providing great storage.

#### BATHROOM

8' 2" x 4' 9" (2.5m x 1.46m) A bright three piece bathroom suite comprising of bath with overhead shower, low flush WC and wash hand basin with vanity unit below providing storage. There is partial wet wall panelling surrounding the bath and shower.

#### LOCATION

This well presented property has unique character set behind the beautiful sandstone St Andrews Square, regarded as one of the main arts and cultural hot spots of Glasgow. The Trongate district is evolving into a trendy address which appeals to young professionals, couples and families alike. This highly sought after area is filled with a fantastic selection of quirky shops, bars, restaurants and supermarkets. This property is only a stones throw away from Glasgow Green. There is also Argyll Street train station within a 6 minute walk of the property and great bus links around the city.

#### VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful 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.



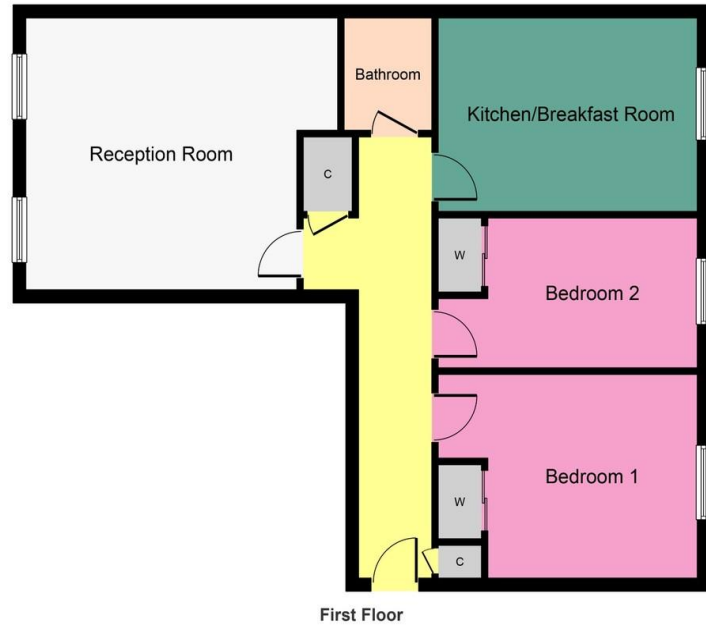


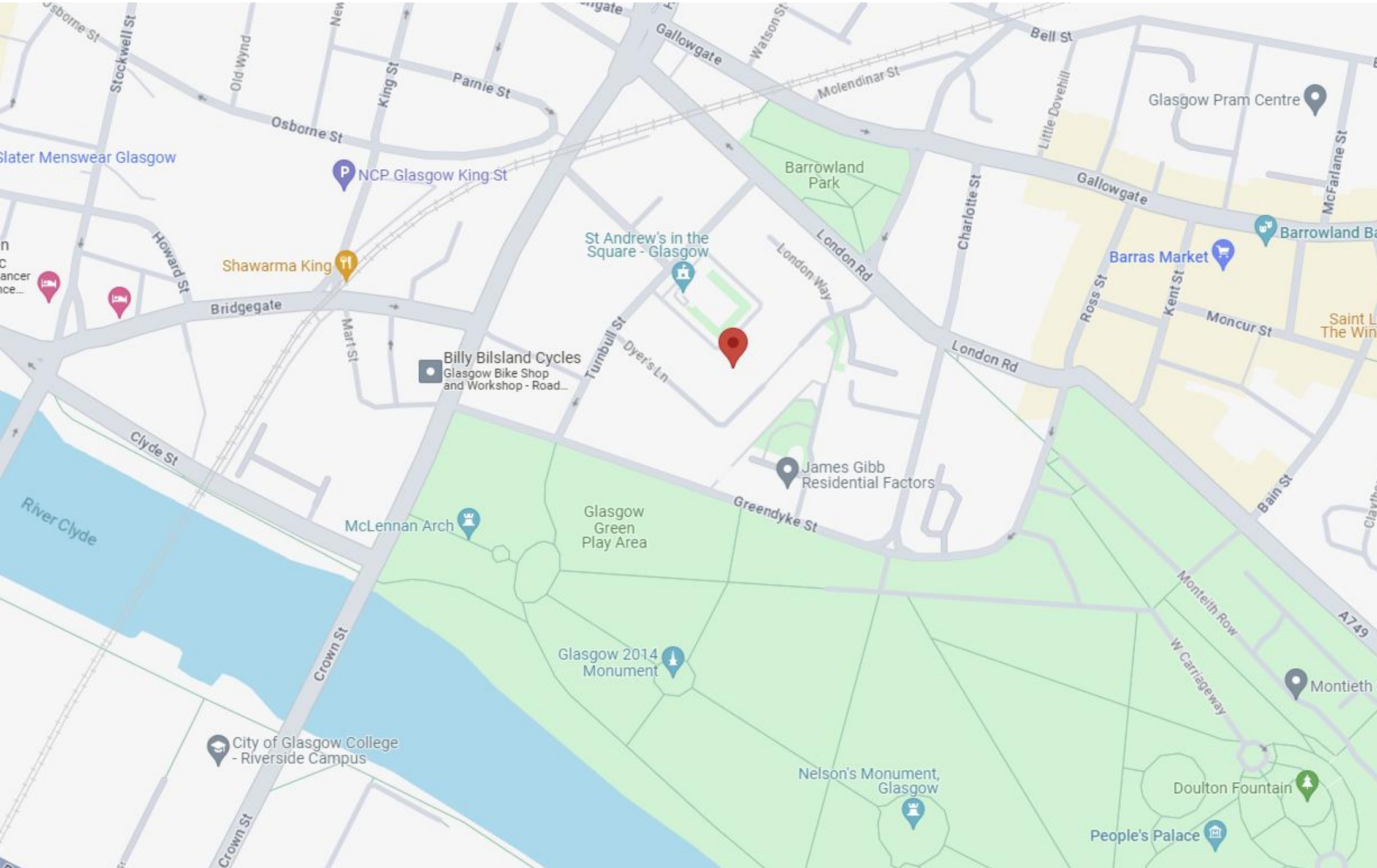












Call free on 0800 074 8585

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