





MQ Estate Agents are delighted to present to the market this immaculate, spacious and ideally located first floor flat in Tollcross. The property is in true walk in condition with modern and quality finishes throughout. It comprises of an airy lounge, two double bedrooms, kitchen, bathroom and a communal garden area. This would be an ideal opportunity for a variety of purchasers including the first time buyer or the discerning buy to let investor.

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

#### LOUNGE

15' 1" x 13' 9" (4.6m x 4.2m) The lounge overlooks the front of the property. Walls are freshly painted in white and a vibrant blue with a media wall along one side.

#### KITCHEN

9' 6" x 6' 10" (2.9m x 2.1m) The kitchen comprises of a variety of wall and floor mounted units in a white finish with complementing worksurfaces. There is space for a freestanding fridge/freezer, washing machine and oven.

#### BEDROOM ONE

12' 1" x 9' 6" (3.7m x 2.9m) The first double bedroom overlooks the rear of the property. Flooring is laid to a grey laminate.

#### BEDROOM TWO

11' 1" x 9' 2" (3.4m x 2.8m) The second double bedroom overlooks the rear of the property. There are mirrored, fitted wardrobes providing excellent storage space. Flooring is laid to a grey laminate.



## BATHROOM

5' 10" x 5' 10" (1.8m x 1.8m) The fully tiled, contemporary bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin. The room is complete with spotlight lighting and a chrome towel radiator.

## LOCATION

Tollcross Road is located in the ever popular Tollcross area in the East End of Glasgow. Tollcross has a great array of amenities catering for all day to day requirements. For those commuting there is easy access to M74 and M8 motorway networks. In addition there is regular bus services along Tollcross Road. Near by recreational facilities include Tollcross leisure centre, Tollcross Park and the Emirates arena. There is a variety of schooling available on all levels and a variety of big named supermarkets close by.

## 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.

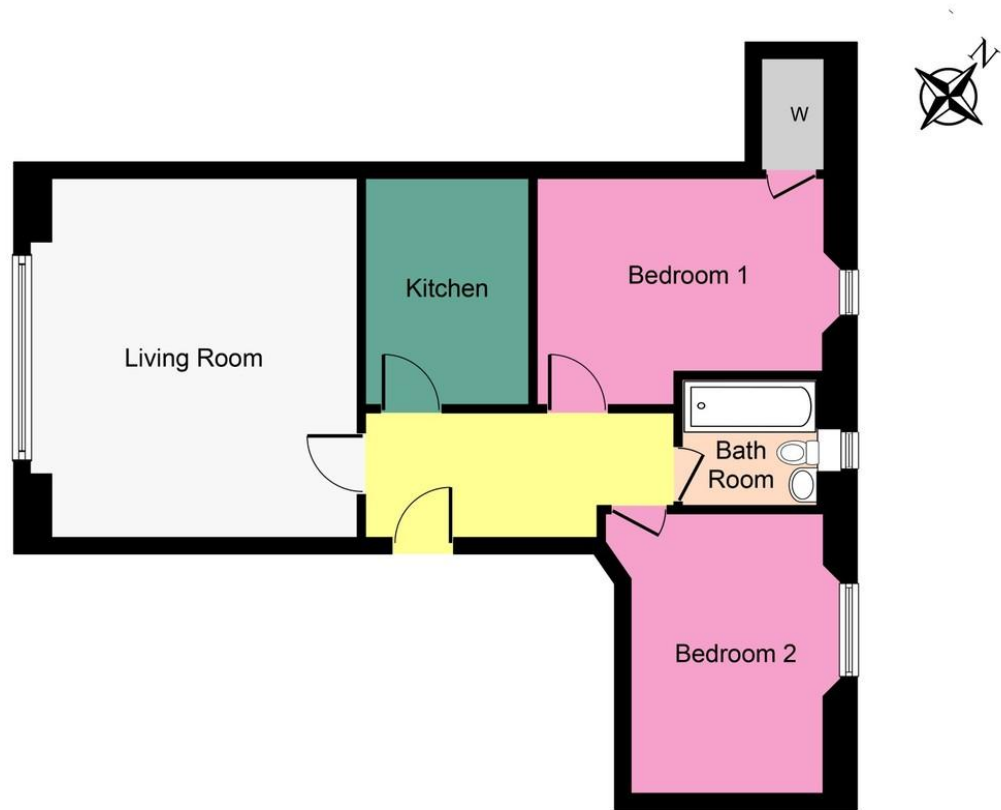






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