





MQ Estate Agents are proud to present to the market this stunning, unique and spacious apartment in Glasgow's City Centre. A fantastic first floor apartment set within the new Metropole building on the waterfront in Glasgow City Centre. The apartment is in superb condition throughout thanks to the current owner and would make a stand out investment for a variety of purchasers. The property comprises of an open plan lounge, dining and kitchen area, two spacious double bedrooms, (one with en-suite), study, bathroom, allocated secure parking and a communal courtyard. The property further benefits from a secure door entry system, double glazing, gas central heating, concierge and a lift.

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

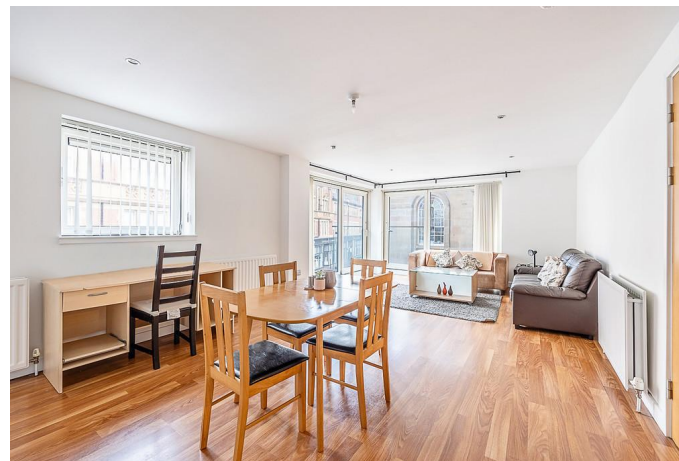
#### RECEPTION HALLWAY

A welcoming and large reception hallway which gives access to the lounge, kitchen and dining space as well as to the bedrooms and study space.

#### LOUNGE/DINING/KITCHEN

30' 10" x 13' 1" (9.4m x 4m) The open plan living, dining and kitchen space is an effortlessly stylish and relaxing space. Its clever design allows natural light to be maximised with floor to ceiling windows and sliding doors which brings the outside in. Flooring is laid to wood effect laminate and walls are painted a fresh white.

In the kitchen area there is a variety of floor and tower mounted units in a light finish with complementing wood effect worktops and splashbacks. Integrated appliances include a fridge freezer, dishwasher, gas hob with overhead extractor fan, oven and grill. The



room is complete with an island. Overall, a contemporary and enjoyable room to relax or entertain family and friends.

#### MASTER BEDROOM

14' 5" x 8' 10" (4.4m x 2.7m) The master bedroom is a spacious, bright room with access to the en-suite shower room. Walls are painted in white and flooring is laid to carpet. There is a wall to wall fitted wardrobe providing excellent storage.

#### BEDROOM TWO

10' 9" x 8' 10" (3.3m x 2.7m) The second bedroom is a generous size. Flooring is laid to carpet and there is a wall to wall fitted wardrobe providing great storage space.

#### STUDY/BED THREE

8' 6" x 7' 6" (2.6m x 2.3m) The study is a great additional space in this apartment and is an adaptable room. Flooring is laid to wood effect laminate.

#### SHOWER ROOM

7' 6" x 5' 10" (2.3m x 1.8m) The shower room comprises of a three piece suite consisting of a bath with overhead shower, low flush WC and a vibrant wash hand basin.

#### EN-SUITE SHOWER ROOM

7' 6" x 4' 3" (2.3m x 1.3m) The en-suite shower room comprises of a white, three piece suite of fully enclosed shower, low flush WC and wash hand basin with storage unit below.

#### LOCATION

Dunlop Street enjoys an enviable location on the waterfront in Glasgow City Centre where you have so many fantastic attractions and amenities at your feet. Glasgow Green is a short walk away. It's steeped in history, has famous monuments and continues to host regular sporting and music events. In Glasgow city



centre you are spoiled for choice with a variety of high end restaurants, pubs and retail opportunities, including the nearby St Enoch Centre and Princess Square shopping, dining and leisure destinations. The area is bursting with arts and music venues for you to explore and enjoy. You have so many options for travel with Glasgow Central Station, Queen Street Station and the underground system only a walk away as well as a host of bus services. You also have easy access to the M8 and M74 motorways for travel around Glasgow or beyond.



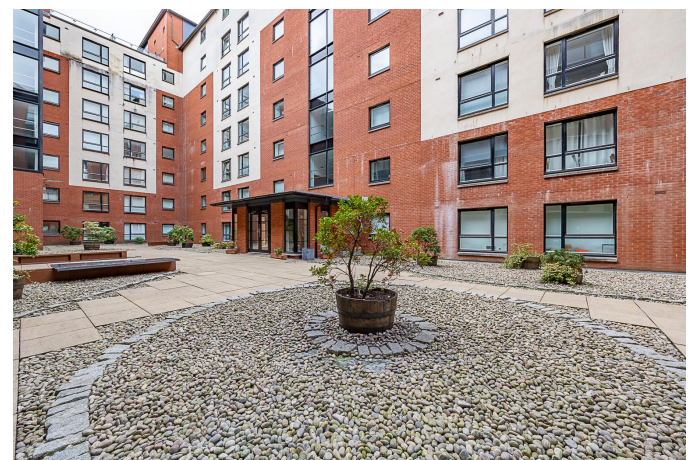


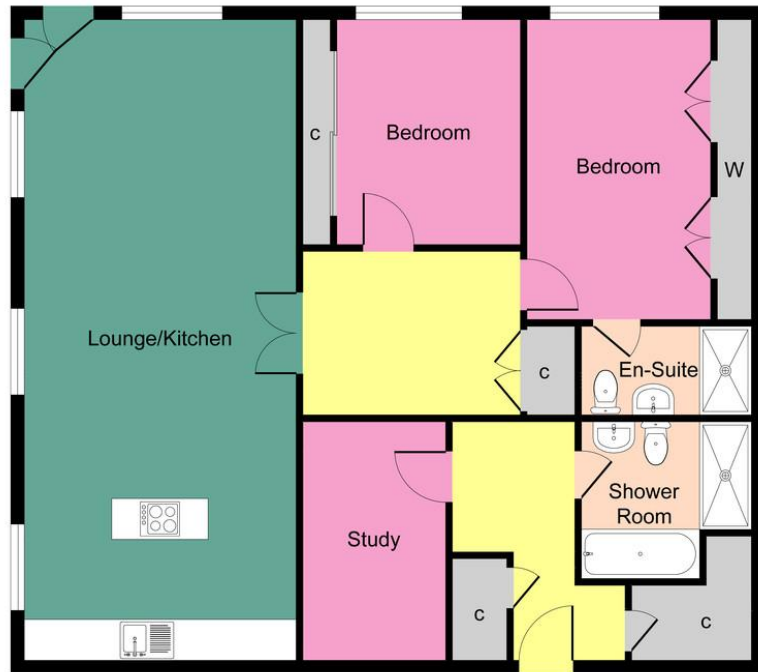


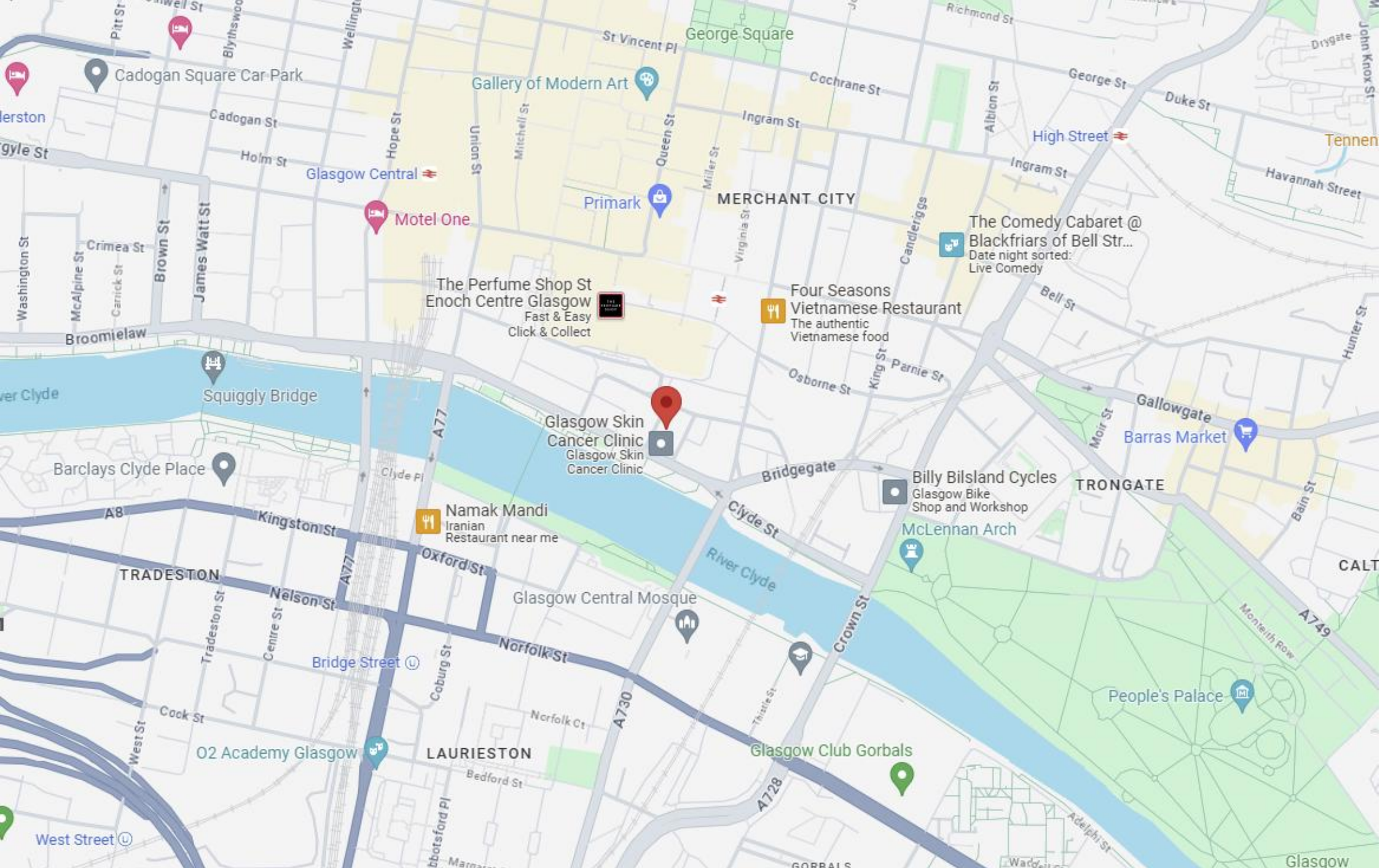
### VIEWINGS

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

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

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