







MQ Estate Agents are delighted to present to the market this seldom available, unique and spacious duplex apartment with commanding views situated on Wilton Street. The property occupies a sought after and quiet residential location with the Wilton Street Gardens situated on the doorstep. The property comprises of an entrance hallway, a dining lounge with bay window, a breakfasting kitchen, three double bedrooms, one with an en-suite bathroom, main bathroom, communal garden space and permit parking. The property further benefits from gas central heating, double glazing and a secure door entry system. It is worthy to note there is substantial storage space available too, with two deep cupboards and attic space. This is a great opportunity for a variety of purchasers so early viewing is highly advised.

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

#### LOUNGE/DINING ROOM

15' 11" x 13' 4" (4.860m x 4.08m) The lounge and dining space overlooks the front of the property where you have the best view over Wilton Street gardens. The room is flooded with natural light thanks to the south facing bay window which is complete with window panelling. Flooring is laid to hardwood flooring. There are plenty of period features to enjoy including a recessed bookshelf, detailed cornicing and a cornice rose. A perfect space to relax and unwind or entertain.



#### BREAKFASTING KITCHEN

22' 10" x 9' 9" (6.978m x 2.98m) The breakfasting kitchen comprises of a variety of wall and floor units in a light finish with complementing wood effect worksurfaces and a tiled splashback. There is an integrated oven, gas hob, fridge and freezer. There is space for



a freestanding washing machine as well as a dishwasher and tumble drier. There is ample space for a table and chairs. To the back of the room there is a large cupboard space providing excellent storage.

#### MASTER BEDROOM

16' 5" x 10' 2" (5.02m x 3.12m) The master bedroom is a fantastically bright and airy room with two Velux windows providing plenty of light. Flooring is laid to hardwood flooring and walls are painted a fresh white and a calming blue. There is ample space for additional bedroom furniture.

#### BEDROOM TWO

13' 0" x 9' 5" (3.983m x 2.89m) The second double bedroom has flooring laid to hardwood and walls painted in white. It has a quiet and pleasant outlook on to the traditional tenement rooftops and courtyard.

#### BEDROOM THREE

13' 1" x 9' 4" (4m x 2.86m) The third double bedroom has flooring laid to hardwood and walls painted a fresh white. It also has a quiet and pleasant outlook on to the traditional tenement rooftops and courtyard.

#### BATHROOM

8' 11" x 7' 5" (2.74m x 2.28m) The fully tiled and elegant main bathroom is a generous size and comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin. The room is complete with a chrome towel radiator.

#### ENSUITE BATHROOM

7' 6" x 5' 10" (2.3m x 1.78m) The en-suite 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 a chrome towel radiator.



#### GARDENS

There is a communal garden space to the rear. This is mainly laid to lawn.

#### LOCATION

Located within the highly popular North Kelvinside district of Glasgow's West End, the property is within walking distance from the Botanic Gardens and an eclectic range of artisan shops, bars and restaurants located nearby on Great Western Road and Byres Road. Glasgow University and the Western Infirmary are also within easy reach. In addition to this, there are











excellent transport links close by allowing easy access to Glasgow City Centre and the Central Belt motorway network.

#### VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this fantastic apartment has to offer.

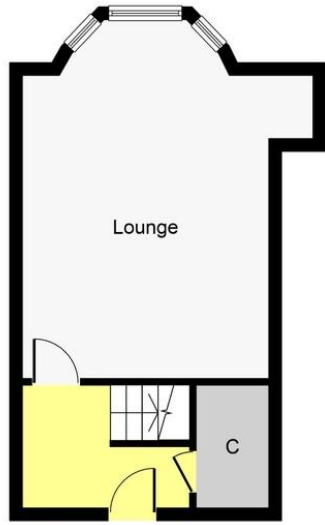
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











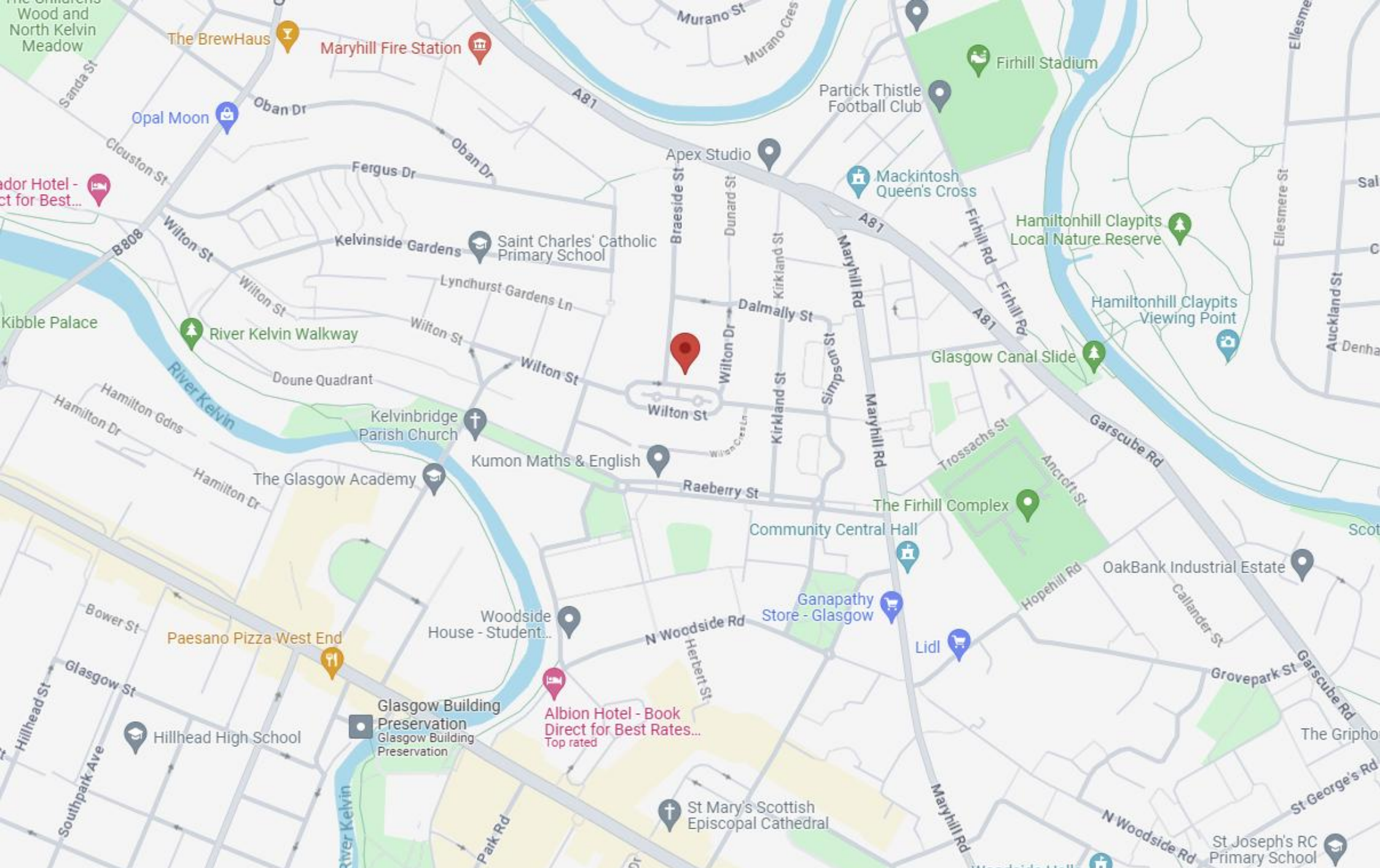
Ground Floor



First Floor







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