





A modern, spacious and bright apartment with many unique qualities which is right in the heart of Glasgow's trendy Merchant City. The property is in immaculate condition thanks to the current owner and is in true, walk in condition. The property comprises of an open plan lounge, kitchen and dining area, two double bedrooms, both with fitted storage and one with en-suite shower room, a family bathroom, great storage space and a lush residents courtyard. The property also benefits from a secure door entry system, well maintained grounds, a lift, wheelchair access, double glazing and gas 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/DINING/KITCHEN

22' 3" x 14' 9" (6.8m x 4.5m) The lounge, kitchen and dining space is a great, open and bright space with views over the city. Flooring is laid to a wood effect laminate and walls are painted in white. In the kitchen area there is an integrated gas oven and hob, dishwasher, washing machine and fridge freezer. There is a separate, deep cupboard which houses the washing machine.

MASTER BEDROOM

13' 1" x 9' 2" (4m x 2.8m) The master bedroom is a relaxing space with fresh white décor and flooring laid to wood effect laminate. There is fitted wardrobes providing excellent storage and access to the en-suite shower room.



BEDROOM TWO

12' 5" x 8' 6" (3.8m x 2.6m) The second double bedroom has fresh white décor and flooring laid to wood effect laminate. There is a fitted wardrobes providing excellent storage.

BATHROOM

7' 2" x 5' 10" (2.2m x 1.8m) The bathroom comprises of a white, three piece suite of walk in shower, low flush WC and wash hand basin.

EN-SUITE SHOWER ROOM

5' 10" x 5' 2" (1.8m x 1.6m) The en-suite shower room comprises of a fully enclosed shower, low flush WC and wash hand basin in a vibrant blue tone with mirror above.

LOCATION

This fabulously presented apartment is top of the scale of desirability. This well presented two bedroom property has unique character and is in a great location. The Merchant City 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, which can be viewed from the rear balcony while enjoying the views. 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 fantastic, urban apartment has to offer.

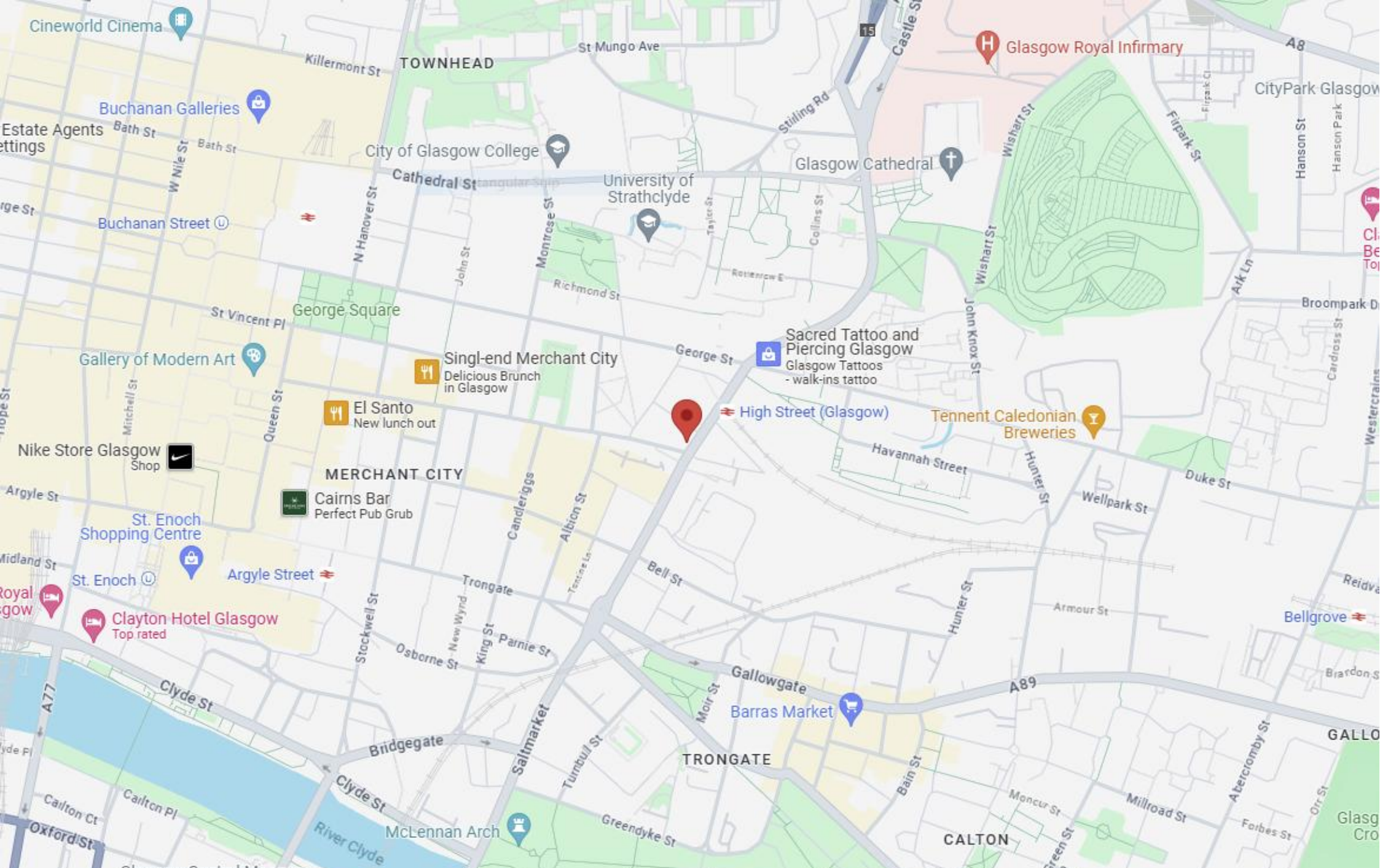
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











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