





MQ Estate Agents are delighted to present to the market this third floor (top) apartment in a quiet residential estate in Anniesland. The property comprises of an entrance hallway, an open plan lounge, kitchen and dining space, two bedrooms, bathroom, allocated residents parking and well maintained communal gardens. The property further benefits from plenty of storage space including a loft, gas central heating, double glazing and a secure door entry system. This property would appeal to a variety of purchasers therefore early viewing is highly advisable.

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

#### **ENTRANCE HALLWAY**

6' 11" x 6' 0" (2.13m x 1.83m) The entrance hallway is a great size with two large cupboards which provide great storage. There is access to all other rooms.

#### **LOUNGE/DINING/KITCHEN AREA**

18' 0" x 16' 0" (5.49m x 4.88m) The open plan lounge, kitchen and dining space is a fantastic, bright space with a Parisian balcony which floods the room with natural light and offers tranquil views over the local greenspace. In the kitchen area there is a variety of wall and floor mounted units in a white finish with contrasting dark worksurfaces. Integrated appliances include a fridge freezer, gas hob and oven, washing machine and dishwasher. The room has flooring laid to a wood effect laminate and walls are painted in a fresh white. The room is complete with spotlight lighting. An ideal space for relaxation or for entertaining family and friends.



### BEDROOM ONE

8' 11" x 8' 11" (2.74m x 2.74m) The first double bedroom has flooring laid to carpet and walls painted in white with a feature wall. There is a mirrored fitted wardrobe providing great storage space.

### BEDROOM TWO

7' 2" x 6' 10" (2.2m x 2.10m) The second bedroom has flooring laid to carpet and walls painted in white.

### BATHROOM

8' 11" x 4' 11" (2.74m x 1.52m) The bathroom comprises of a white, three piece suite of bath with overhead shower, WC and wash hand basin. The room is complete with spotlight lighting and a towel radiator.

### LOCATION

Anniesland has been transformed over the last decade and is now home to a large number of executive flats and houses together with the popular and upmarket David Lloyd leisure club which boast indoor tennis courts and a heated outdoor swimming pool. It is also very close to Anniesland Cross where there are a number of quality local retails and Anniesland Retail Park which includes a Morrison's superstore. Public transport by rail and bus are also close to hand.

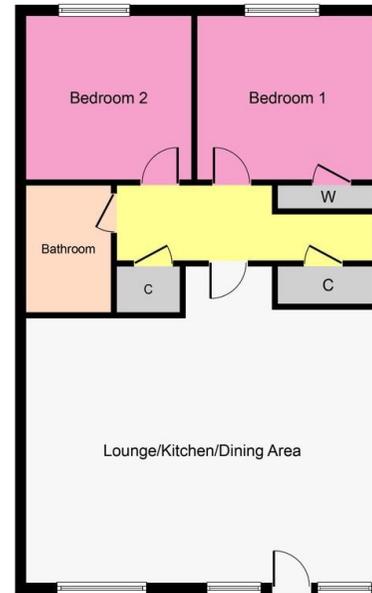
### VIEWINGS

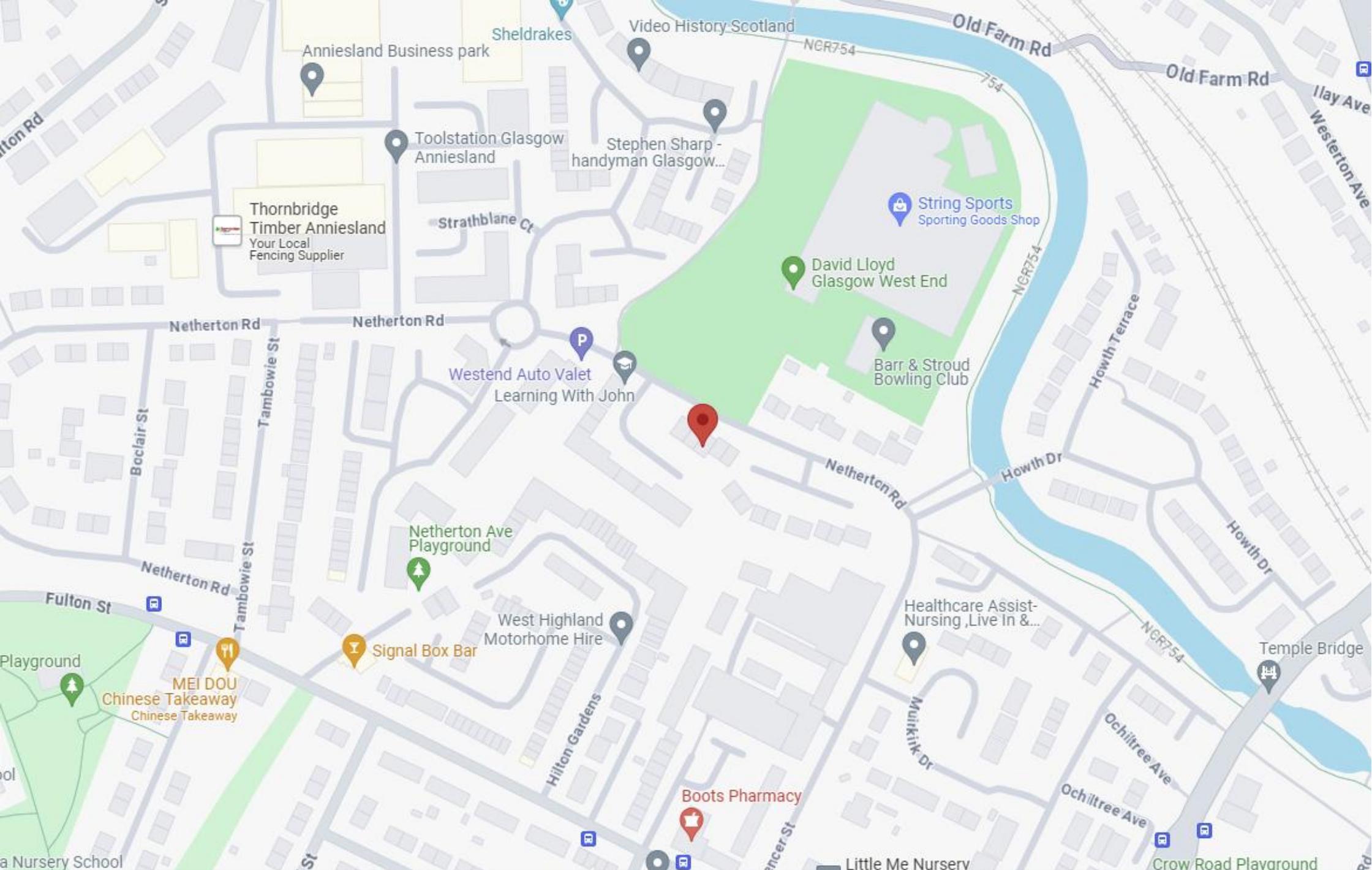
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful apartment has to offer.

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

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

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