





This attractive ground floor apartment is set within a modern and highly sought-after development in Glasgow's desirable West End. Presented in true walk-in condition throughout, the property offers well-proportioned and stylish accommodation ideal for a range of buyers.

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

The spacious open-plan lounge, dining and kitchen area is finished with wooden flooring and tastefully decorated walls, creating a bright and welcoming living space. A useful storage cupboard is located off the lounge, while the dining area flows naturally into the kitchen. The kitchen is fitted with wooden-finish cabinetry and contemporary grey work surfaces, complemented by an integrated gas hob, oven and overhead extractor fan. There is ample space for a freestanding fridge freezer, washing machine and dishwasher.

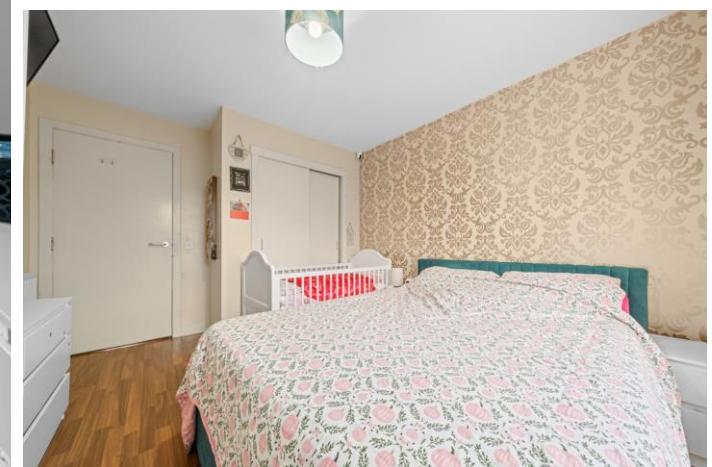
The primary bedroom is a generous double featuring built-in wardrobes, wooden flooring and light, neutral décor. The second double bedroom is also well sized, with built-in storage, wooden flooring and distinctive blue and pink décor. The family bathroom comprises a bath with overhead shower, low-flush WC and wash-hand basin.

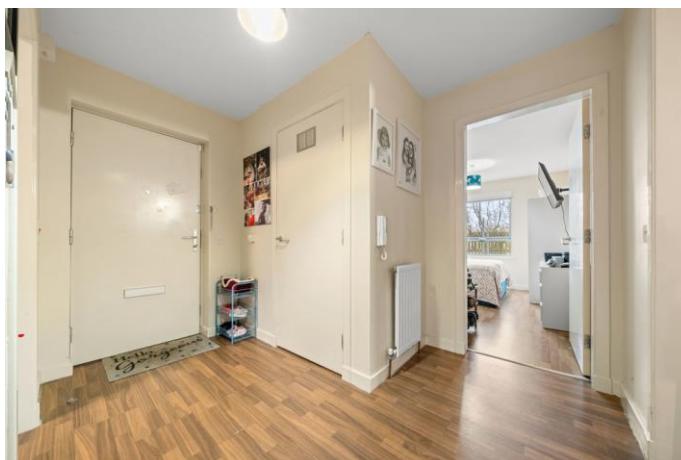
Externally, the property enjoys an accessible communal garden with a combination of lawn and patio areas, ideal for outdoor relaxation. Further benefits include allocated parking, secure door entry, gas central heating and double glazing throughout.

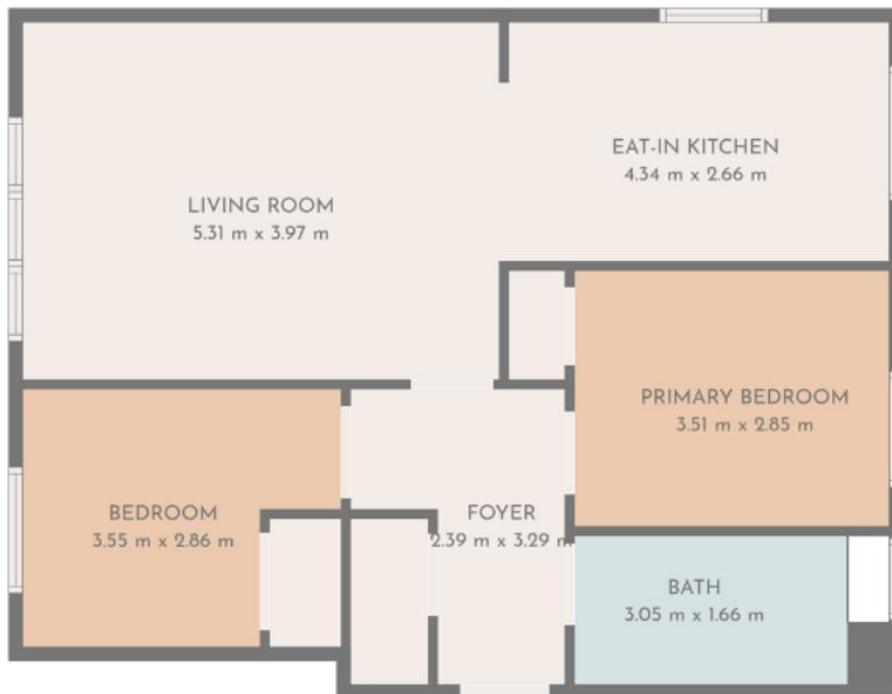
The location is particularly convenient, lying a short distance from Queen Margaret Drive, Great Western Road and Byres Road, with easy access to a wide selection of West End amenities including shops, cafés, bars, restaurants and hospitals. The University of Glasgow, Botanic Gardens and the City Centre are readily accessible via the nearby canal walkway and cycle path. Excellent public transport links are available with regular bus services and nearby Underground stations, while the M8 motorway provides straightforward access across the central belt.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm. Call us to arrange your viewing or valuation appointment.



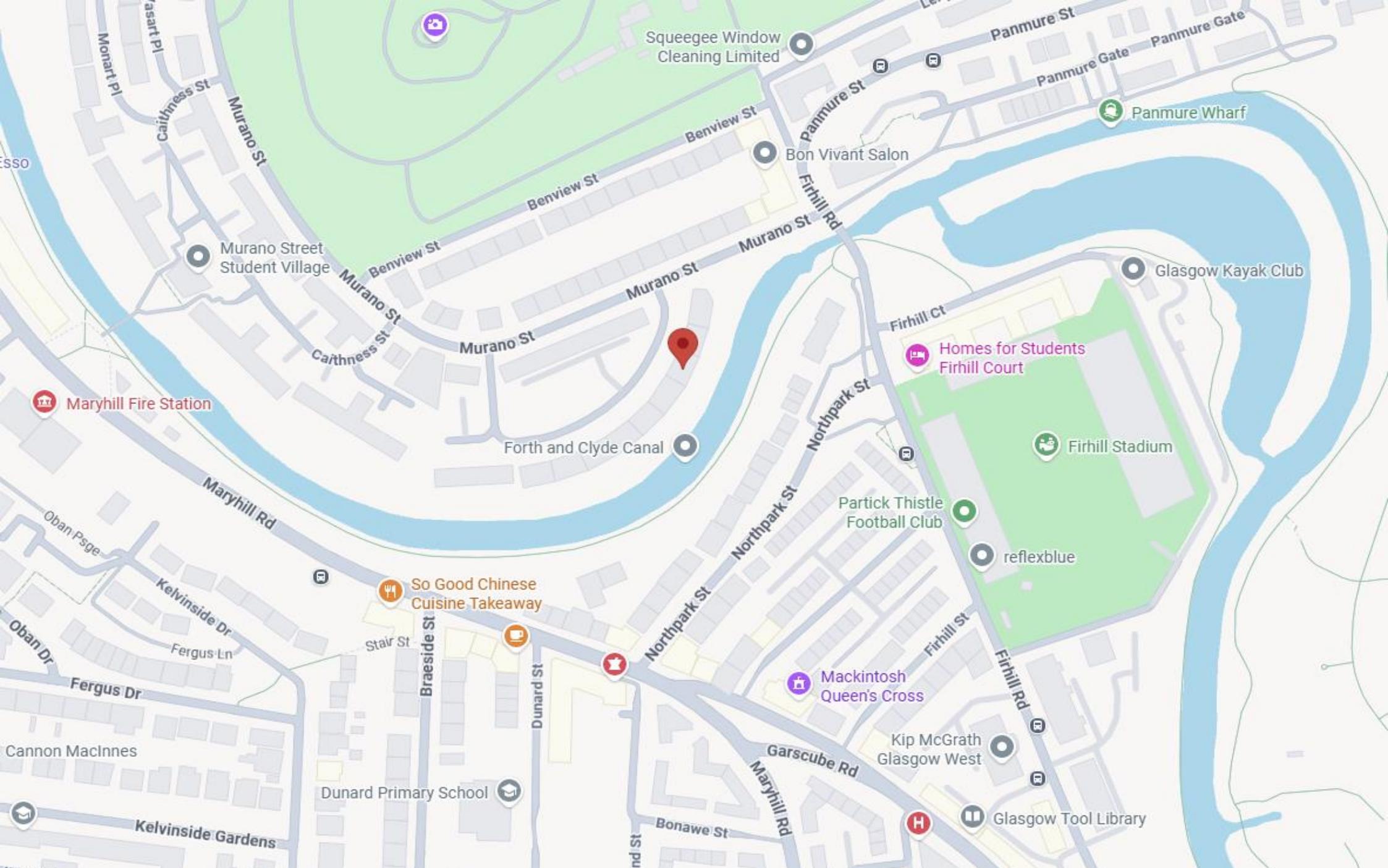






**TOTAL: 70 m<sup>2</sup>**  
Ground floor: 70 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>





Call free on 0800 074 8585

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