





A well-presented fourth-floor traditional tenement flat in a landmark Listed building, with spectacular views across Glasgow Green and the Merchant City. Ideally positioned on Gallowgate in Glasgow city centre, offering stylish walk-in accommodation and exceptional convenience for city living. A G1 postcode, only 12 minutes walk from both Queen St and Central Stations.

MQ Assisted Move, Part Exchange and 95% mortgages are available. The property is entered via a welcoming and spacious reception hallway, finished with wood-effect flooring, crisp white walls and a large storage cupboard. The bright lounge is an attractive living space, featuring a charming corner bay window, dark wood flooring, white décor and a substantial walk-in cupboard for additional storage.

The double bedroom is generously proportioned and finished with a light carpet and fresh white walls, providing ample space for a full range of bedroom furniture. The bathroom has been fitted in a sleek, modern style with half-height white brick-effect wall tiling, a shower over the bath, WC and wash hand basin.

A particular highlight is the dining kitchen, which is both stylish and practical, complete with sleek black and white cabinetry, dark worktops and a matching splashback. The property further benefits from electric heating.



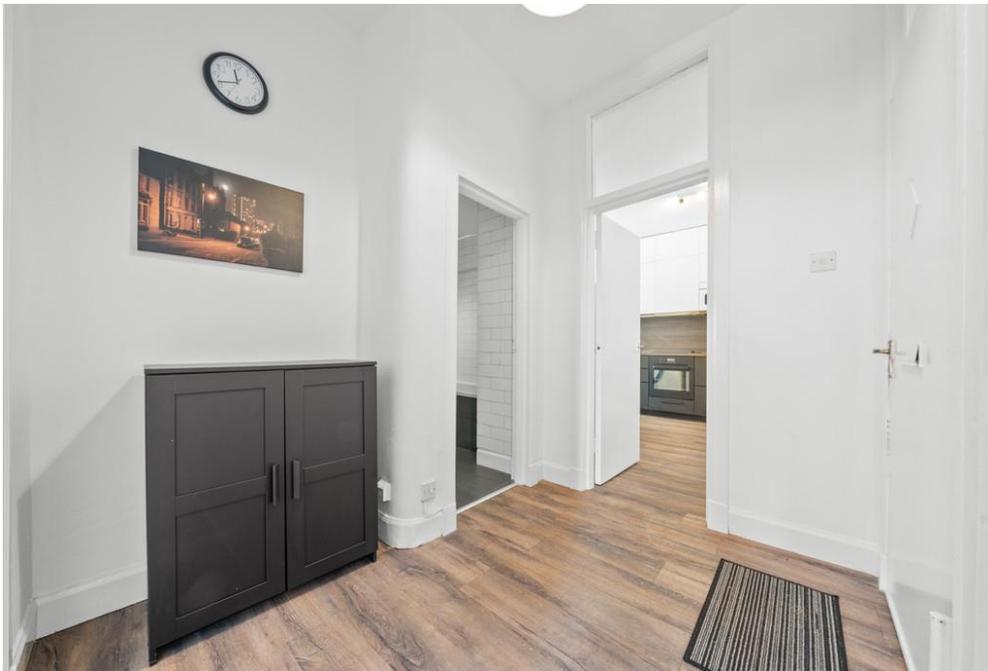
The location of this fabulous flat is especially convenient for an excellent range of local amenities and transport links. Merchant City and the surrounding area offer an enviable selection of designer shops, bars, cafés and restaurants, making this an extremely practical and desirable place to live. The property is also well placed for city centre businesses, the Royal Infirmary, Strathclyde University, Glasgow Caledonian University and the City of Glasgow College.

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

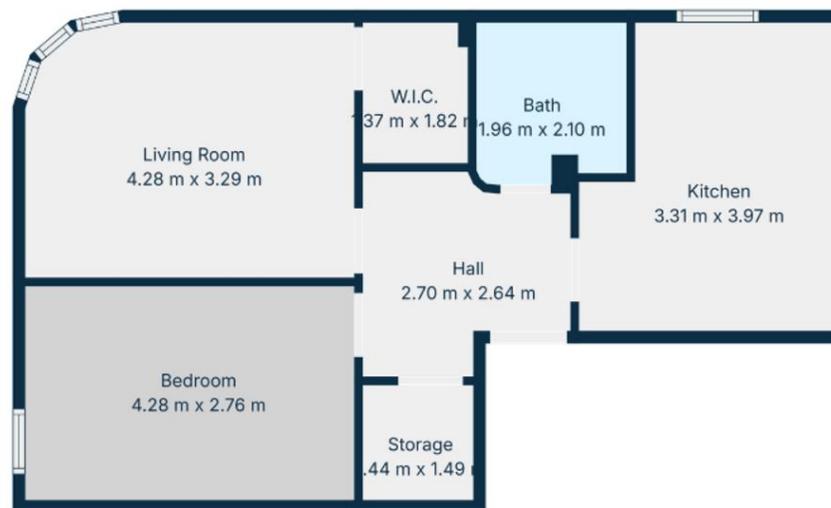
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.





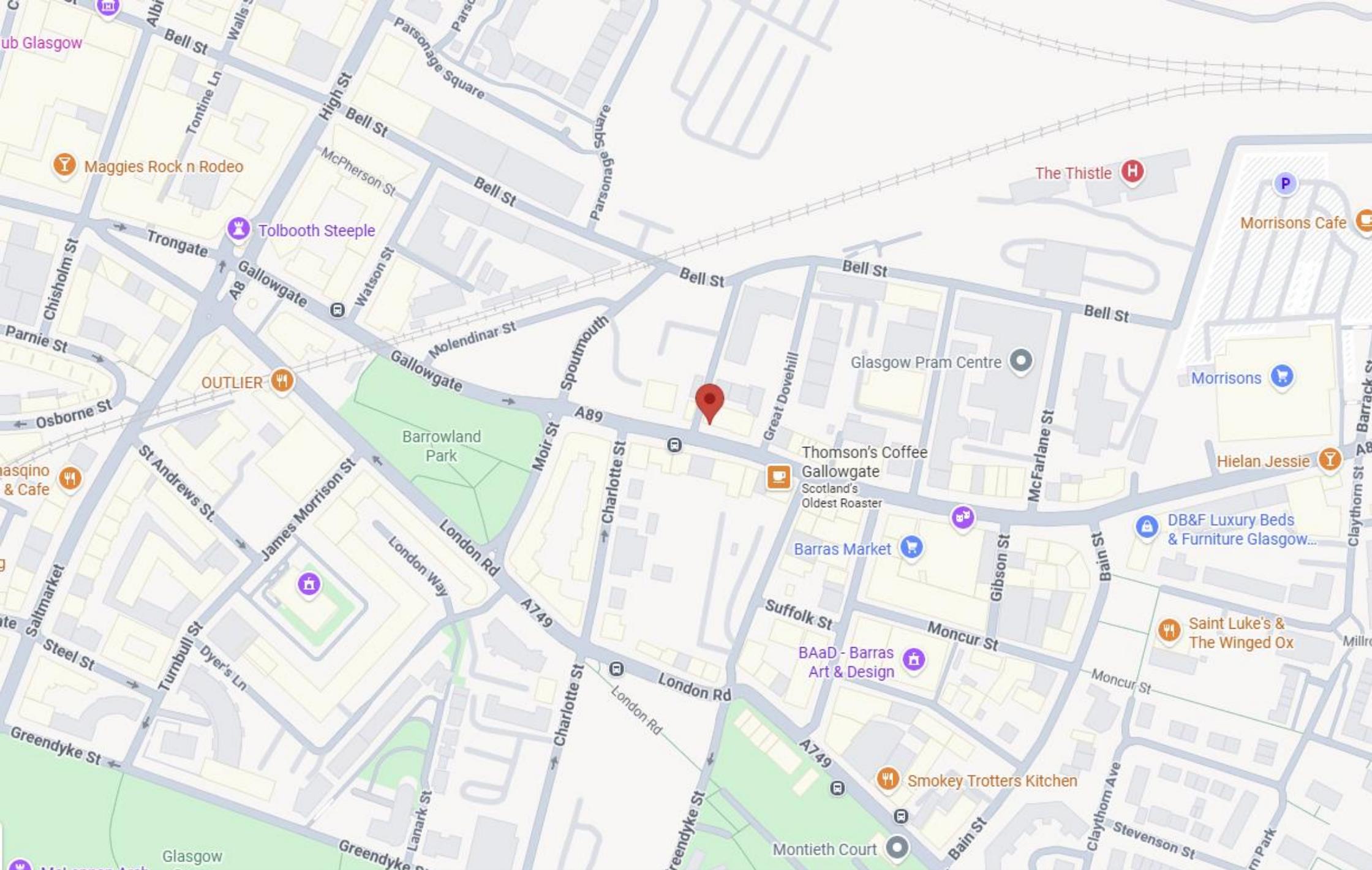
The logo for MQ Estate Agents & Lettings is displayed on a dark blue background. It features a white square containing the letters 'M' and 'Q' in a stylized, serif font. To the right of the square, the text 'Estate Agents & Lettings' is written in a white, sans-serif font.

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TOTAL: 52 m<sup>2</sup>  
Ground floor: 52 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 2 m<sup>2</sup>, WALLS: 5 m<sup>2</sup>





Call free on 0800 074 8585

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