





MQ Estate Agents are proud to present to the market this fantastic and charming, traditional tenement flat in North Kelvinside in Glasgow's vibrant West End. The property comprises of a welcoming and spacious entrance hallway, lounge and dining space with bay window, a large kitchen, three bedrooms, two of which are double, an elegant family bathroom and communal gardens. The property further benefits from double glazing throughout, economical electric heating, residents permit parking and a secure door entry system. This well maintained flat is in great condition thanks to the current owners and would appeal to a multitude of buyers. Early viewing is highly recommended.

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

RECEPTION HALLWAY

13' 6" x 10' 2" (4.119m x 3.1m) The hallway is a great, impressive space with luxury hardwood flooring, wall panelling and access to all rooms.

LOUNGE/DINING ROOM

16' 0" x 12' 1" (4.88m x 3.7m) The lounge and dining area is a fantastic, warm and bright room with a bay window which floods the room with natural light. There is half panelled walls in a deep emerald green and flooring is laid to a rich, hardwood flooring.

MASTER BEDROOM

15' 9" x 11' 1" (4.81m x 3.4m) The master bedroom overlooks the front of the property. Flooring is laid to a light carpet and there is ample for additional bedroom furniture. There is a large walk in cupboard providing excellent storage.



KITCHEN

13' 11" x 10' 2" (4.26m x 3.11m) The kitchen comprises of a variety of wall, floor and tower mounted units in a blue finish, wood effect worksurfaces and a tiled splashback. Integrated appliances include an electric oven and hob, washing/drying machine and dishwasher. There is room for an American style fridge freezer. There is a large storage cupboard.

BEDROOM TWO

12' 9" x 12' 3" (3.9m x 3.75m) The second double bedroom overlooks the rear of the property. Flooring is laid to grey carpet and walls are painted white and a vibrant purple.

BEDROOM THREE

12' 1" x 5' 6" (3.7m x 1.7m) The third bedroom overlooks the front of the property. Flooring is laid to carpet and walls are painted in a variety of colours.

BATHROOM

7' 10" x 6' 6" (2.4m x 2m) The fully tiled bathroom comprises of a white, three piece suite of a L-shaped bath with overhead shower, low flush WC and wash hand basin. The room is complete with spotlight lighting and chunky wooden shelving.

GARDENS

The property enjoys a communal garden space which is mainly laid to lawn.

LOCATION

The property enjoys a convenient West End location, well placed for all local amenities found on Queen Margaret Drive and Byres Road. Byres Road provides fantastic retail, social and recreational opportunities together with excellent public transport services. There are good road links to the City Centre and M8 motorway network.



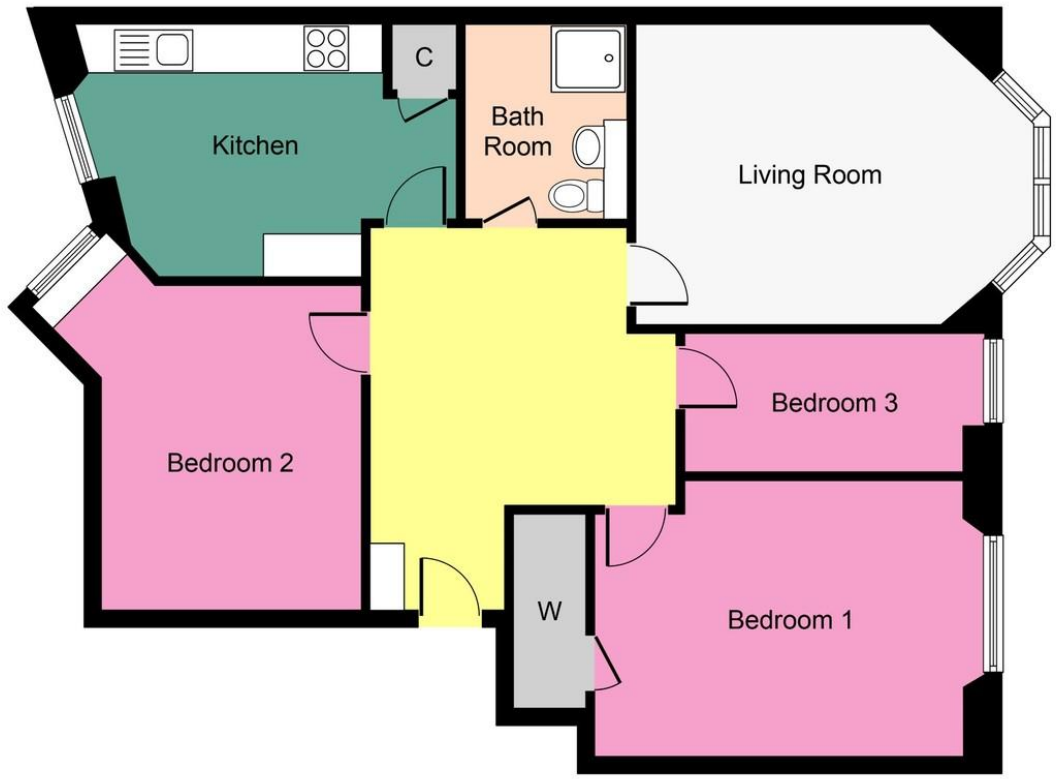
VIEWINGS

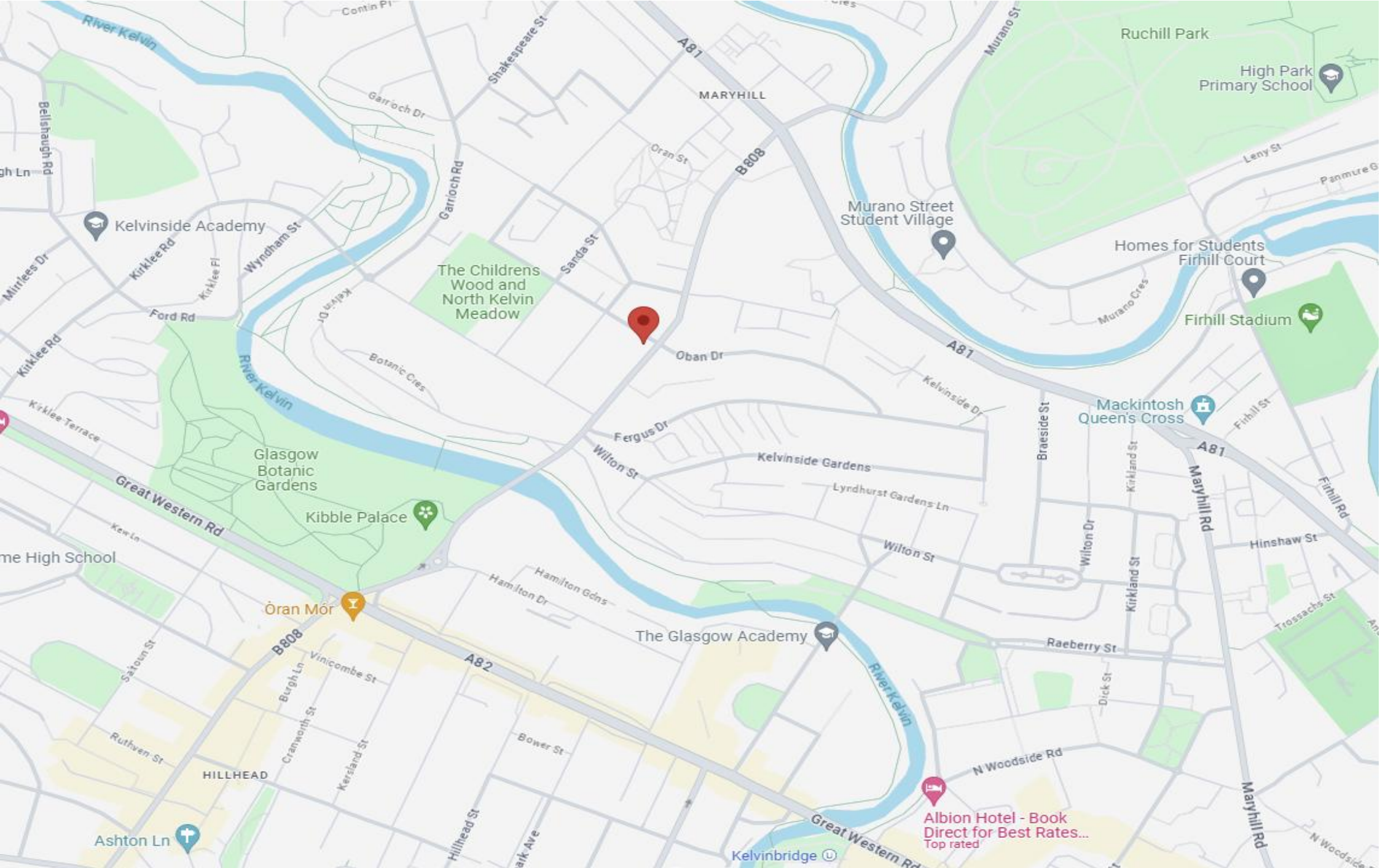
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful traditional tenement has to offer. MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

www.mqestateagents.co.uk

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