

284 Kelvindale Road, Kelvindale, Glasgow. G12 0QT

Offers Over £245,000





MQ Estate Agents are delighted to present to the market this seldom available, immaculate and spacious mid terraced family home in the desirable Kelvindale area in Glasgow. The property is in true walk in condition and comprises of an open plan lounge and dining space, a well equipped kitchen, three bedrooms, two of which are double, family bathroom, WC and front and rear gardens. The property has potential for an attic conversion provided the correct permissions are granted. There is gas central heating with the current boiler still in warranty and double glazing throughout. This is an ideal opportunity for a variety of purchasers and early viewing is highly recommended!

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

LOUNGE/DINING AREA

23' 3" x 15' 10" (7.10m x 4.85m) The lounge and dining room is a great bright and open space with windows to the front and rear. Flooring is laid to wood effect flooring and walls are painted in a neutral colour scheme. There is an electric fireplace and surround making the ideal focal point.

KITCHEN

9' 6" x 8' 3" (2.91m x 2.54m) The kitchen comprises of a variety of wall and floor mounted units in a light finish with complementing work surfaces. There is an integrated gas hob and oven. There is space for a freestanding fridge freezer, dishwasher and washing machine. From here there is access to the rear garden.

BEDROOM ONE

11' 10" x 11' 5" (3.62m x 3.49m) The master bedroom overlooks the front of the property. Flooring is laid to carpet and walls are painted in



a contemporary grey. There is a fitted wardrobe providing excellent storage space.

BEDROOM TWO

11' 1" x 9' 6" (3.4m x 2.9m) The second double bedroom overlooks the rear of the property. There is ample space for additional bedroom furniture and flooring is laid to carpet.

BEDROOM THREE

8' 2" x 7' 3" (2.49m x 2.23m) The third bedroom overlooks the front of the property. Flooring is laid to carpet.

BATHROOM

7' 5" x 6' 0" (2.27m x 1.85m) The family bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

WC

The WC is on the lower floor and comprises of a low flush WC and wash hand basin.

GARDENS

The property benefits from both front and rear gardens which are both easily maintained, level and fully enclosed. Both are mainly laid to lawn.

LOCATION

Situated in the desirable Kelvindale district, this appealing family home is exceptionally well placed for a wide selection of local amenities on Clevedon Road and Hyndland Road together with excellent transport links and easy access to further amenities on Byres Road and access to the wonderful Botanic Gardens and The University of Glasgow. Schooling is available

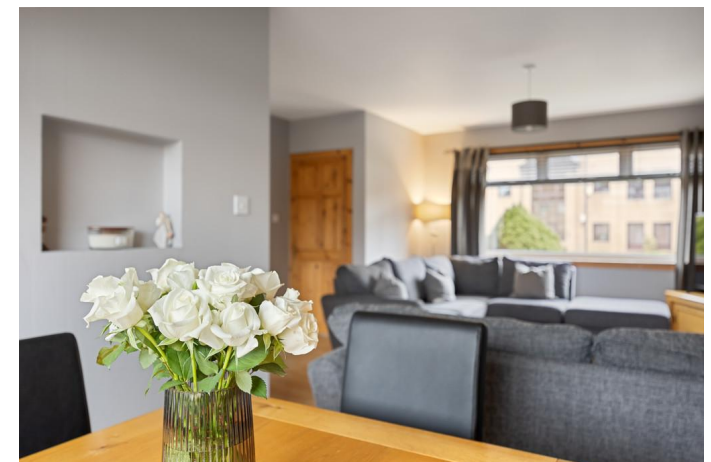


locally at all levels and private schooling is also available locally.

VIEWINGS

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

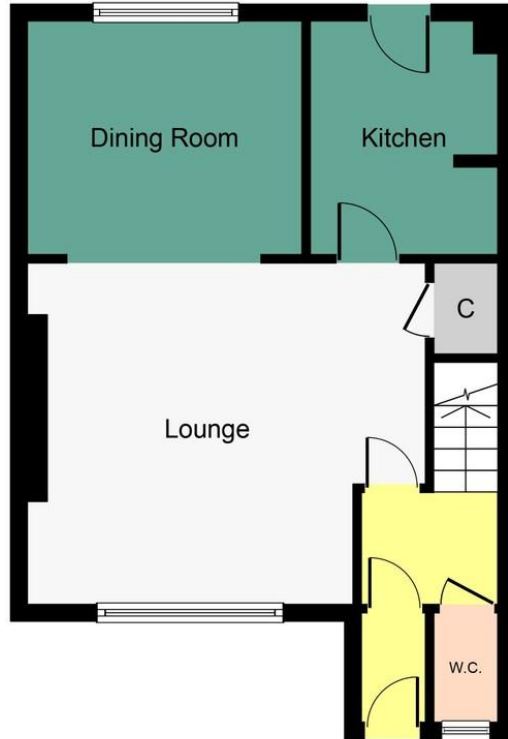
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



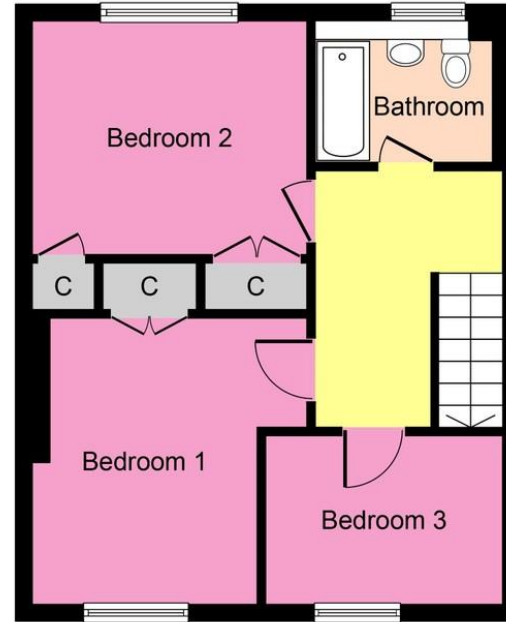




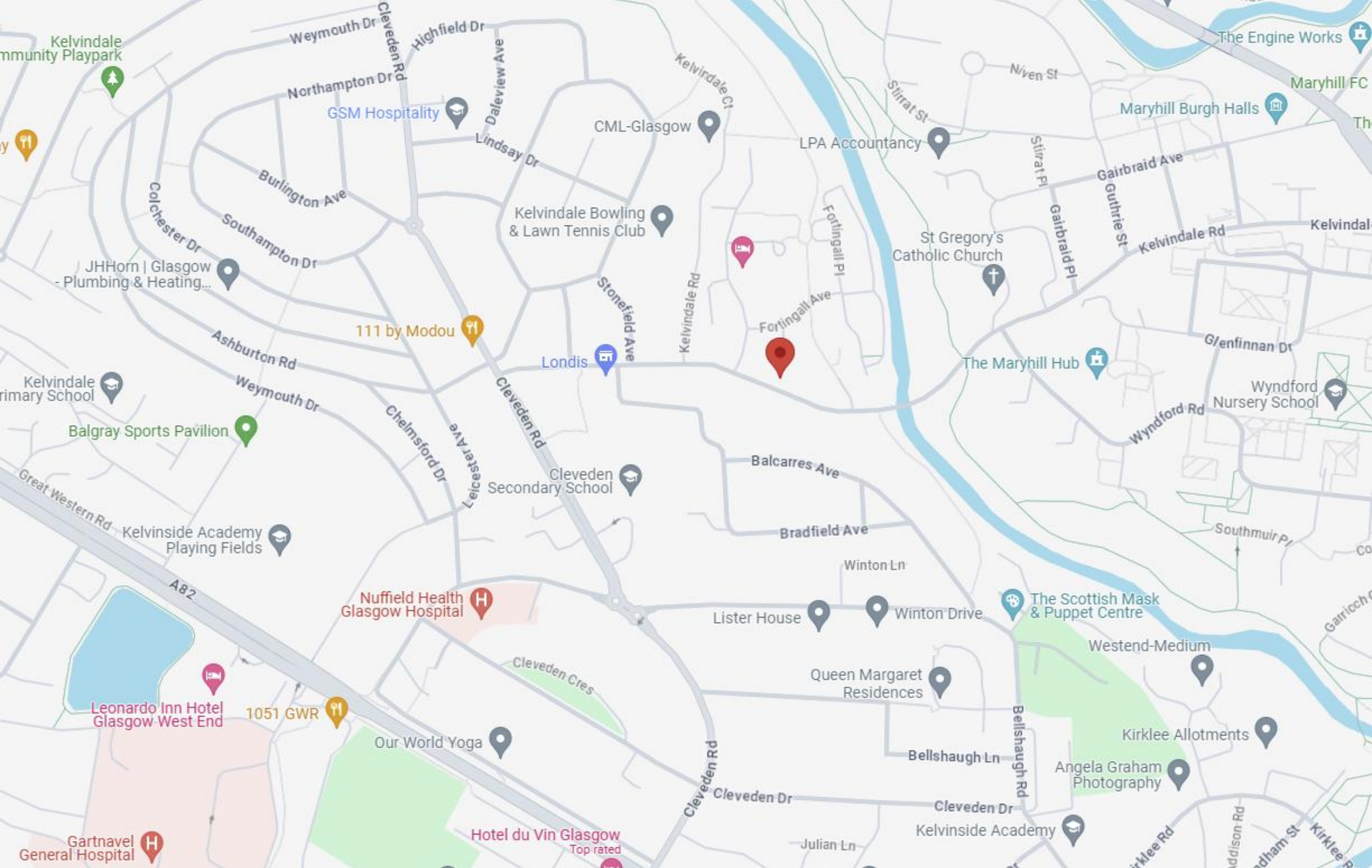




Ground Floor



First Floor



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