





MQ Estate Agents are delighted to present to the market this unique, extended and spacious end terraced family home, set in a quiet residential estate in Summerston. The property boasts an entrance hallway, lounge, with access to the conservatory and rear garden, dining room, kitchen, utility room, three double bedrooms, one with en-suite bathroom, separate family bathroom, rear and side gardens and a front driveway plus an allocated parking space. The property further benefits from gas central heating, solar panels and double glazing throughout. This would be an ideal opportunity for a variety of purchasers including those looking to upsize. Early viewing is highly recommended.

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

#### HALLWAY

6' 1" x 5' 6" (1.866m x 1.696m) A lovely, bright entrance hallway with a large cupboard for storing all outerwear.

#### LOUNGE

13' 9" x 12' 3" (4.213m x 3.751m) The lounge is a spacious and bright room with flooring laid to a vibrant blue carpet. Walls are painted in a warm tone and there is access to the conservatory and rear gardens from here.

#### KITCHEN

12' 2" x 9' 2" (3.729m x 2.8m) The kitchen comprises of a variety of wall and floor mounted units in a white finish with complementing dark worksurfaces. There is space for a freestanding oven, fridge freezer and dishwasher. From here there is access to the rear garden.

#### CONSERVATORY

9' 11" x 9' 9" (3.044m x 2.983m) The



conservatory is a generous size and is currently used as a craft space. There is wonderful outlooks onto the garden.

#### DINING ROOM

16' 2" x 12' 2" (4.930m x 3.729m) The dining room is a great, social space with access to the kitchen and the upper level. Flooring is laid to carpet.

#### MASTER BEDROOM

14' 2" x 12' 0" (4.329m x 3.678m) The master bedroom is a great size and has windows to both the front and rear of the property making this a lovely light space. There is ample room for additional bedroom furniture and there is access to the four piece en-suite.

#### BEDROOM TWO (FRONT)

12' 2" x 7' 7" (3.716m x 2.333m) The second double bedroom overlooks the front of the property. Flooring is laid to carpet.

#### BEDROOM THREE

10' 1" x 9' 3" (3.083m x 2.825m) The third double bedroom is a has flooring laid to carpet and is decorated with blue walls. There is a large, fitted, mirrored wardrobe providing excellent storage.

#### BATHROOM

9' 3" x 4' 10" (2.824m x 1.485m) The fully tiled family bathroom comprises of a white, three piece suite of a P-shaped bath with overhead shower, WC and wash hand basin.

#### EN-SUITE BATHROOM

9' 3" x 4' 10" (2.824m x 1.485m) The en-suite bathroom comprises of a four piece bathroom of fully enclosed shower, low flush WC, bath and wash hand basin. The room is complete with spotlight lighting.



#### UTILITY ROOM

The utility room, just off the kitchen, has a variety of cupboard space, a sink, space for a freestanding washing machine and fittings for a tumble dryer.

#### GARDENS

The property has a fantastic, mature and enjoyable rear garden space with pathways, shrubbery and patio. Perfect for enjoying all year round. The front is tarmacked and has space for a number of vehicles.







### LOCATION

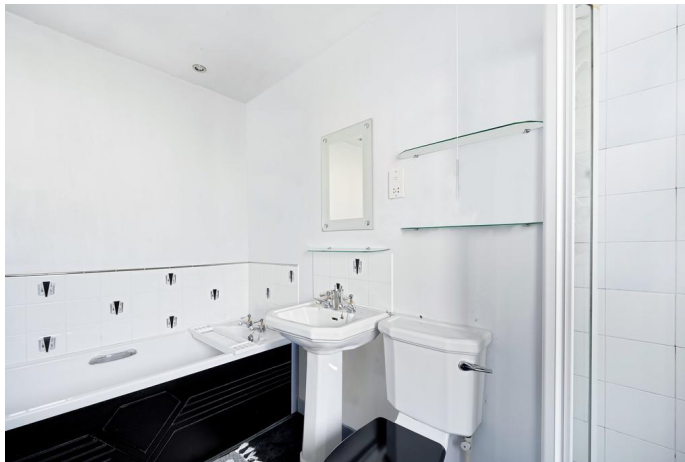
Ferndale Gardens is positioned exceptionally well for local amenities and the West End. There is a variety of local conveniences on Maryhill Road and you are only a short drive from Great Western Road and Byres Road, as well as being within easy reach of many West End amenities including a variety of shops, cafes, bars, restaurants and hospitals. The M8 Motorway is easily accessed allowing for travel throughout the central belt. The local train station facilitates journeys to the city centre in 12 minutes.



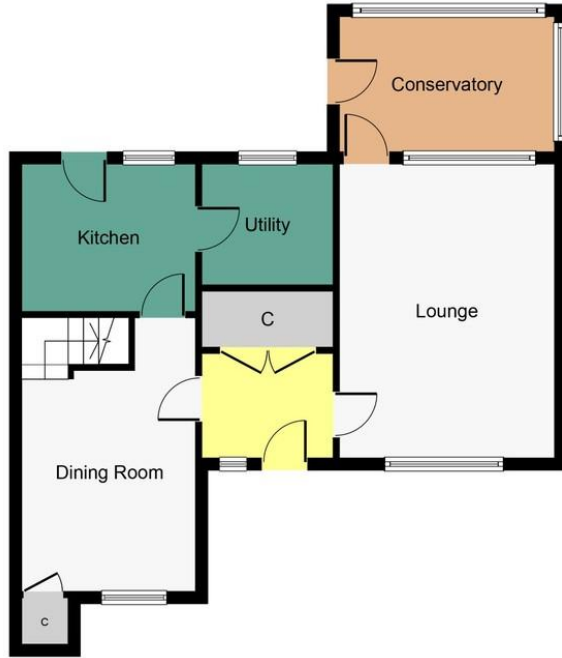
### VIEWINGS

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

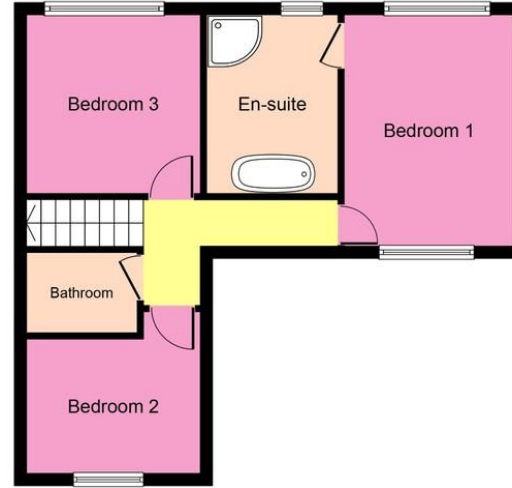
MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



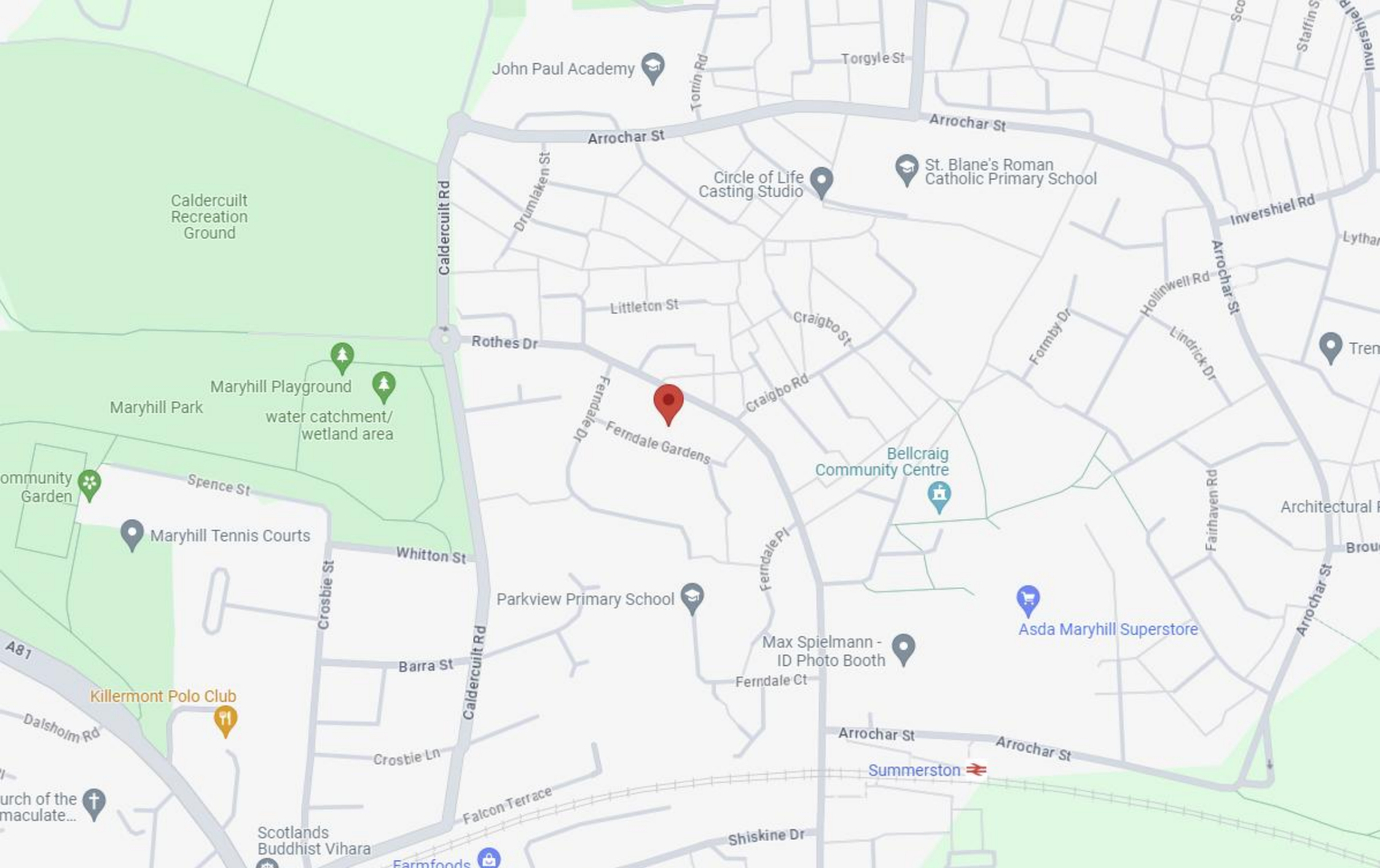




Ground Floor



First Floor



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