







MQ Estate Agents are delighted to present to the market this seldom available, immaculate and spacious, mid terraced linked property in a quiet residential estate in Mossspark, Glasgow. The property is in complete walk in condition thanks to the current owner and would appeal to a variety of purchasers so early viewing is highly recommended! The property itself comprises of an entrance walkway that leads to the front door and rear garden, reception hallway, lounge with bay window, kitchen, two double bedrooms, shower room and front and rear landscaped gardens. The property further benefits from gas central heating and double glazing throughout.

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

#### LOUNGE

17' 1" x 13' 10" (5.23m x 4.24m) The lounge is a lovely bright space with bay window which floods the room with natural light. Flooring is laid to a high quality wood effect laminate flooring and walls are painted in a calming colour scheme. There is space for a dining table. A perfect room for relaxing or entertaining family and friends.



#### KITCHEN

10' 7" x 8' 0" (3.23m x 2.44m) The elegant kitchen is fully integrated with a variety of wall, floor and tower mounted units in a light finish with complementing worksurfaces and a tiled splashback. Integrated appliances include a 5 burner gas hob with extractor fan, a double oven, fridge freezer, washing machine and dishwasher.

#### MASTER BEDROOM

14' 0" x 12' 11" (4.27m x 3.96m) The master bedroom overlooks the front of the property and

is a generous size with ample space for additional bedroom furniture. There is a deep cupboard providing fantastic additional storage. Flooring laid to carpet and walls are painted in a warm colour scheme.

#### BEDROOM TWO

10' 11" x 11' 1" (3.34m x 3.38m) The second double bedroom overlooks the rear of the property. There is plenty of space for additional bedroom furniture. Flooring is laid to a wood effect laminate and walls are painted in a fresh white.

#### SHOWER ROOM

6' 11" x 6' 5" (2.13m x 1.98m) The shower room is a wet room on the lower floor with walk in shower, WC and wash hand basin with storage below.

#### GARDENS

This property has the added benefit of a beautifully landscaped front and rear garden. The rear garden is fully enclosed and mainly laid to lawn with paving, decorative chips, a decking area and garden shed. To the front the garden is laid to lawn and mature shrubbery. Both are level and easily maintained and perfect for enjoying all year round.

#### LOCATION

Arran Drive is positioned in a quiet street in Mosspark. There are a wealth of amenities available locally and schooling is available at all levels nearby. Cardonald College is only a short walk away and you have Asda supermarket a short drive away. Paisley Road West in nearby and offers a range of shops, cafes and restaurants as well as Cardonald library and Morrisons supermarket. Silverburn Shopping Centre is also closeby offering a selection of high end retailers and restaurants. You have easy access to the M8 and M77 motorway taking you to Glasgow City Centre, Edinburgh or



beyond. There is a regular bus service and Dumbreck and Corkehill train stations are only a short walk away.

#### VIEWINGS

Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful 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.





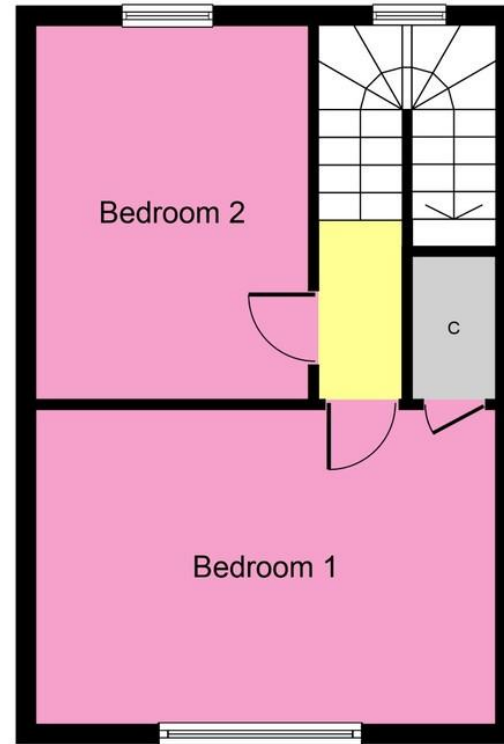






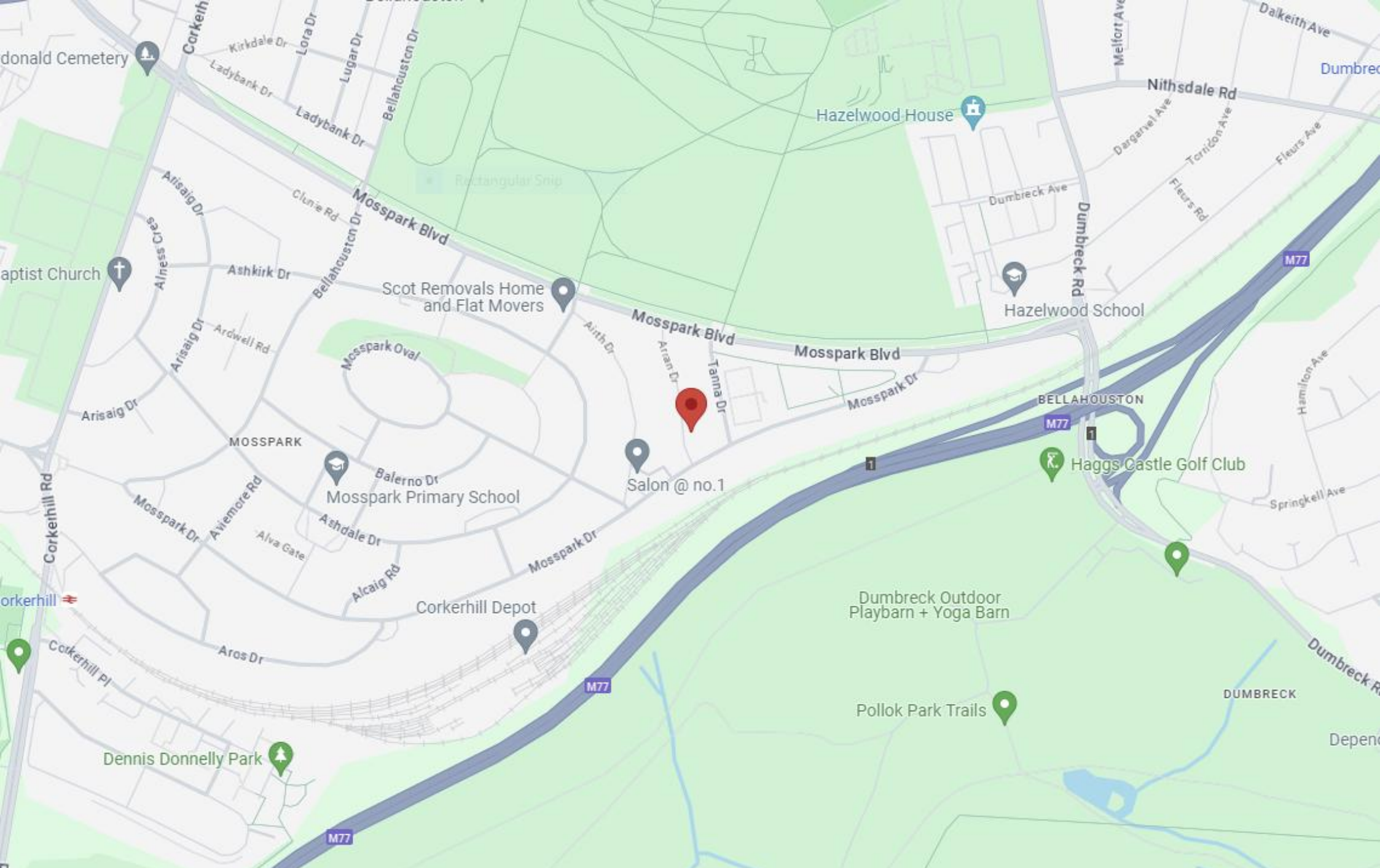


Ground Floor



First Floor





Call free on 0800 074 8585

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