





Nestled in the heart of Pollokshields on Glasgow's sought-after south side, this charming ground-floor traditional tenement flat exudes classic elegance and period features throughout. As you step into the large and welcoming entrance hallway, you'll immediately appreciate the sense of space and history this property offers. The property further benefits from double glazing and gas central heating throughout.

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

The expansive lounge is a true highlight, boasting intricate cornicing that adds a touch of grandeur, complemented by original window shutters that allow for both privacy and natural light. A recessed bookshelf adds character and practical storage.

The spacious dining kitchen is perfect for both everyday living and entertaining, with ample cupboard space, an integrated dishwasher and ample space for freestanding appliances, room for a dining table, and an open pantry that enhances the kitchen's functionality. The first double bedroom is generously proportioned, featuring a recessed bookshelf cupboard, while the second double bedroom, located at the rear, offers a peaceful retreat.



The property also includes a Victorian-style bathroom complete with a deep soaking tub, ideal for relaxing after a long day. Additionally, a separate modern shower room showcases vibrant tiling, combining contemporary convenience with stylish design.

Externally, you'll find on-street parking and access to a private front garden and a communal rear garden, perfect for enjoying outdoor space in the city. Situated in the vibrant Pollokshields area on Glasgow's south side, this

ground-floor traditional tenement flat offers not only a beautifully preserved interior but also an unbeatable location. You'll find an array of shops and amenities just a stone's throw away, ensuring everything you need is within easy reach. For those who commute or enjoy exploring the city, regular bus services are conveniently close by, and a 5 minute walk takes you to the local train station which is 1 stop away from the city centre. The property is also only a short walk from the subway. Additionally, the property boasts easy access to the motorway, making travel to surrounding areas and beyond a breeze. This is a perfect home for those looking to combine the charm of traditional architecture with the convenience of a well-connected, bustling neighbourhood.

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.

RECEPTION HALLWAY

8' 10" X 7' 6" (2.71 X 2.29M)

LOUNGE

20' 3" x 12' 5" (6.18m x 3.8m)

DINING KITCHEN

19' 0" x 9' 2" (5.8m x 2.81m)

BEDROOM ONE

16' 2" x 12' 5" (4.95m x 3.81m)

BEDROOM TWO

14' 1" x 10' 3" (4.31m x 3.13m)

BATHROOM

12' 2" x 4' 10" (3.71m x 1.49m)

SHOWER ROOM

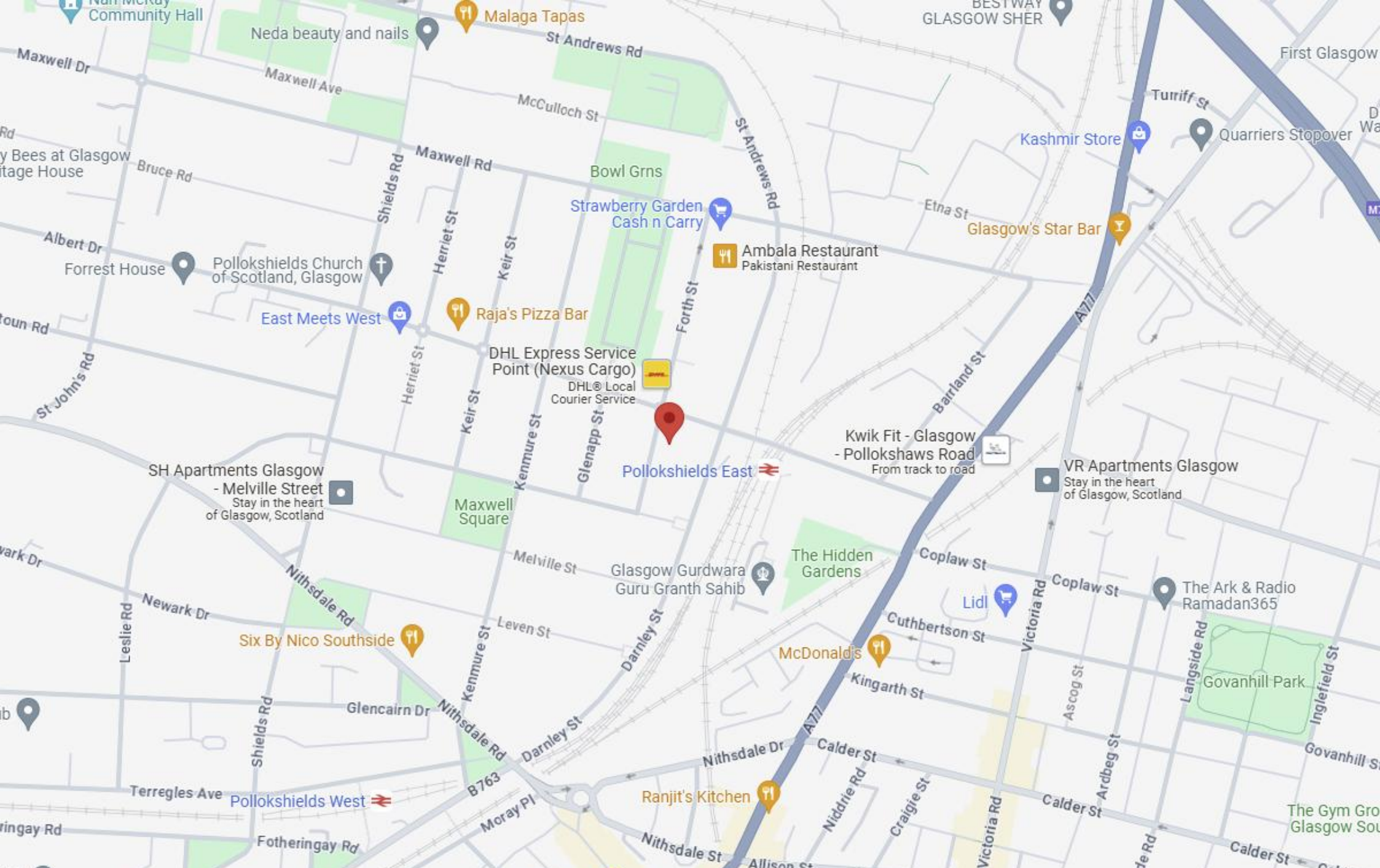
10' 4" X 5' (3.15 X 1.54M)











Call free on 0800 074 8585

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