





Located in the heart of Glasgow's vibrant Southside, this beautifully presented traditional ground floor tenement flat offers a blend of classic charm and modern style. Set back from Battlefield Road in the sought-after Battlefield area, this two-bedroom property boasts generous proportions, elegant finishes, and superb outdoor space.

Upon entering through a secure door entry system, you are welcomed by a spacious entrance hallway providing access to all rooms. The lounge is a standout feature, with rich hardwood flooring, a stunning tiled fireplace with mantle, and a bright bay window. A large walk-in cupboard just off the lounge is currently utilised as a stylish and practical home office.

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

The master bedroom is generously sized with plush carpet underfoot, creating a cosy and restful ambiance. The second bedroom-currently used as an additional sitting room-features eye-catching herringbone flooring, recessed shelving, and excellent built-in storage.

The galley-style kitchen is well-appointed with solid wood worktops, sleek cabinetry, and integrated appliances, while the contemporary bathroom is fitted with a modern white suite, drench shower over bath, LED mirror, and a chrome towel radiator.

The home is decorated throughout in warm, earthy tones and finished to a high standard, combining traditional features with modern comforts including gas central heating and double glazing.



Externally, the property enjoys a beautifully maintained private front garden with decking, lawn, and mature hedges offering privacy-ideal for outdoor relaxation. A well-tended communal rear garden provides additional shared outdoor space.

Perfectly situated for amenities, this property is within walking distance of Mount Florida train station and well-served by bus routes. Nearby, you'll find the scenic Queen's Park, the iconic Hampden Park stadium, and a host of local cafés, eateries, and independent shops.

Key Features:

Traditional ground floor tenement flat

Two bedrooms (one currently a second lounge)

Bright bay-windowed lounge with fireplace

Stylish kitchen with wooden worktops and integrated appliances

Modern bathroom with drench shower and LED mirror

Exceptional storage including home office space

Private front garden and communal rear garden

Gas central heating and double glazing

Secure entry

Sought-after Battlefield location close to transport and amenities

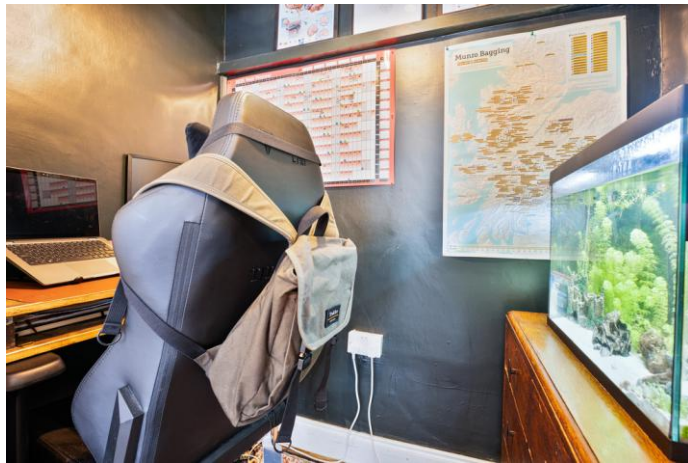
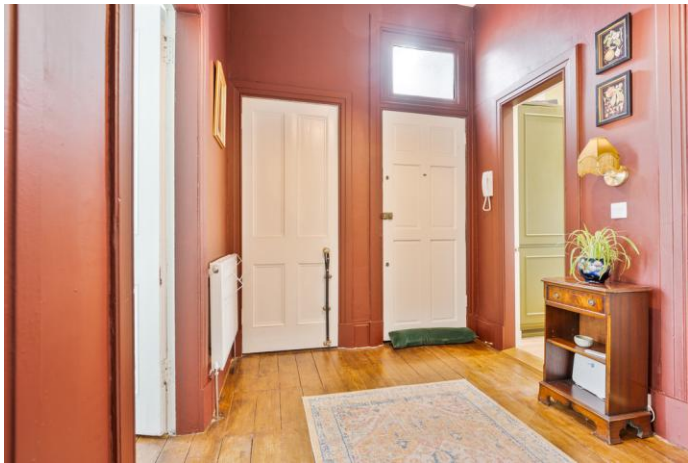


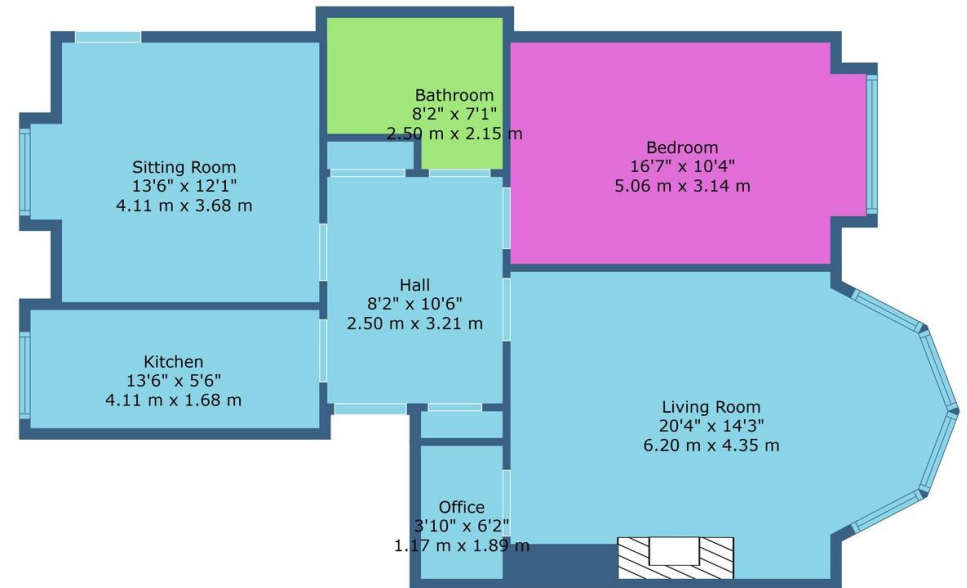
This is an exceptional opportunity to own a characterful yet modernised home in one of Glasgow's most desirable neighbourhoods.

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.



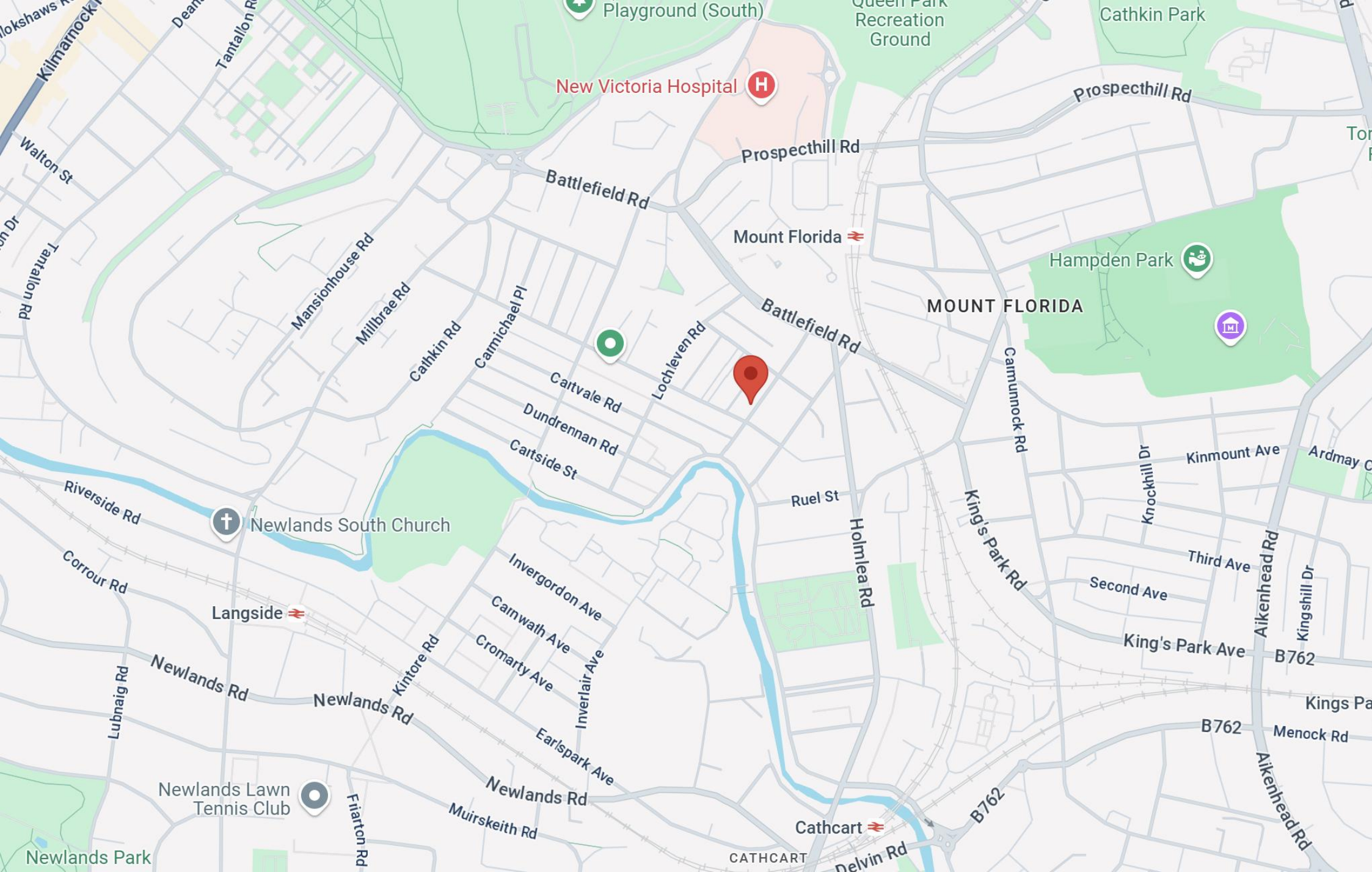






TOTAL: 849 sq. ft, 79 m²
 FLOOR 1: 849 sq. ft, 79 m²





Call free on 0800 074 8585

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