







## Exceptional 3-Bed Ground Floor Flat with Private Gardens – Cleverly Adapted to 1,230 Sq Ft

This beautifully extended and cleverly adapted ground floor flat-formed from two original properties-offers an impressive 1,230 sq ft of living space, providing a rare opportunity for those seeking generous accommodation on one level. Situated in the heart of Springburn, Glasgow, the home benefits from private front and rear gardens and is ideally positioned close to a wealth of local amenities and transport links.

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

The property is accessed via an L-shaped entrance hallway, finished with stylish light floor tiles that enhance the modern feel throughout. The spacious lounge to the rear features patio doors opening onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The contemporary kitchen is thoughtfully designed with white floor tiling, sleek white cabinetry, contrasting grey work surfaces, tiled splashbacks, and under-unit lighting. It includes ample space for freestanding appliances including a fridge freezer, washing machine, oven and tumble dryer.

The generous master bedroom boasts two fitted wardrobes and a fully tiled en-suite shower room with a walk-in shower, low flush WC, and wash hand basin. The second bedroom is also spacious, featuring dual windows, a walk-in closet, and soft light carpeting for added comfort. The third bedroom, currently used as a family dining space, has a charming box bay window which overlooks the front of the property.



A separate family bathroom offers a fully tiled finish, a shower-over-bath setup, low flush WC, wash hand basin, and a large mirror with spotlights, creating a bright and polished space. Externally, the front garden has been lovingly maintained, with a neat lawn, mature shrubbery, and a feature tree, while the low-maintenance rear garden includes paving, gravel, and a garden shed for storage.

Perfectly located just moments from Springburn Centre, the property enjoys easy access to rail and bus links, a large Tesco Extra, Costco, and the M8 motorway network-providing direct routes to Glasgow City Centre and beyond.

This unique and spacious home presents a superb opportunity for a variety of buyers and must be viewed to be fully appreciated.

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.

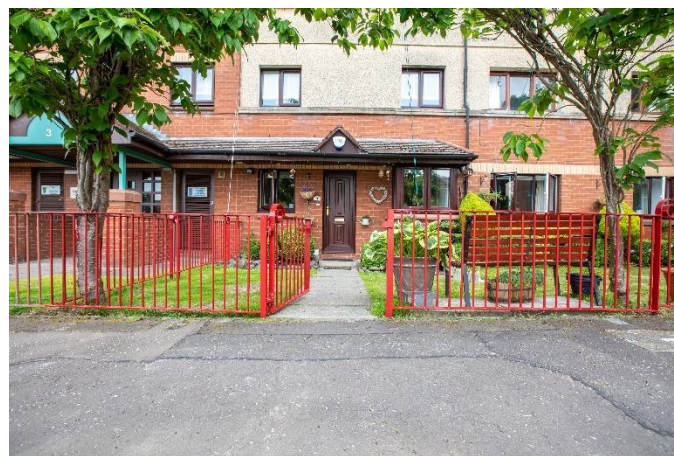




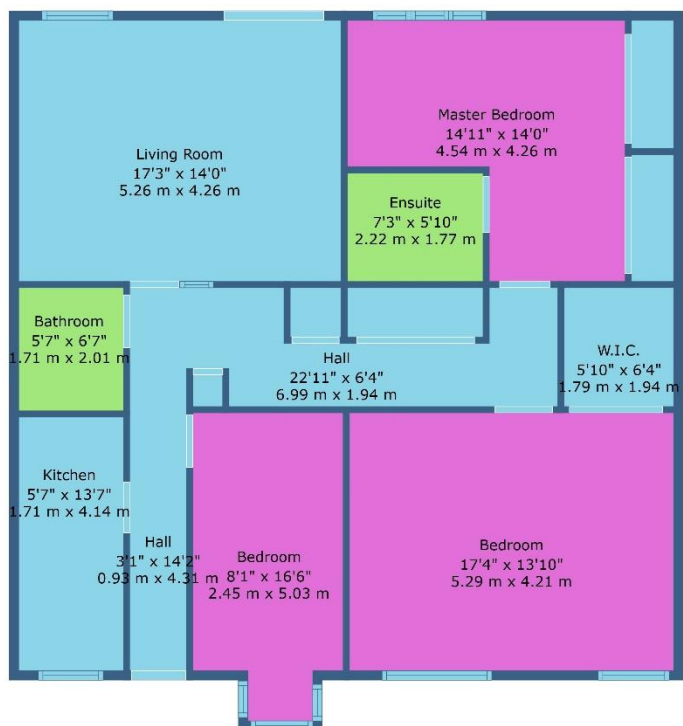






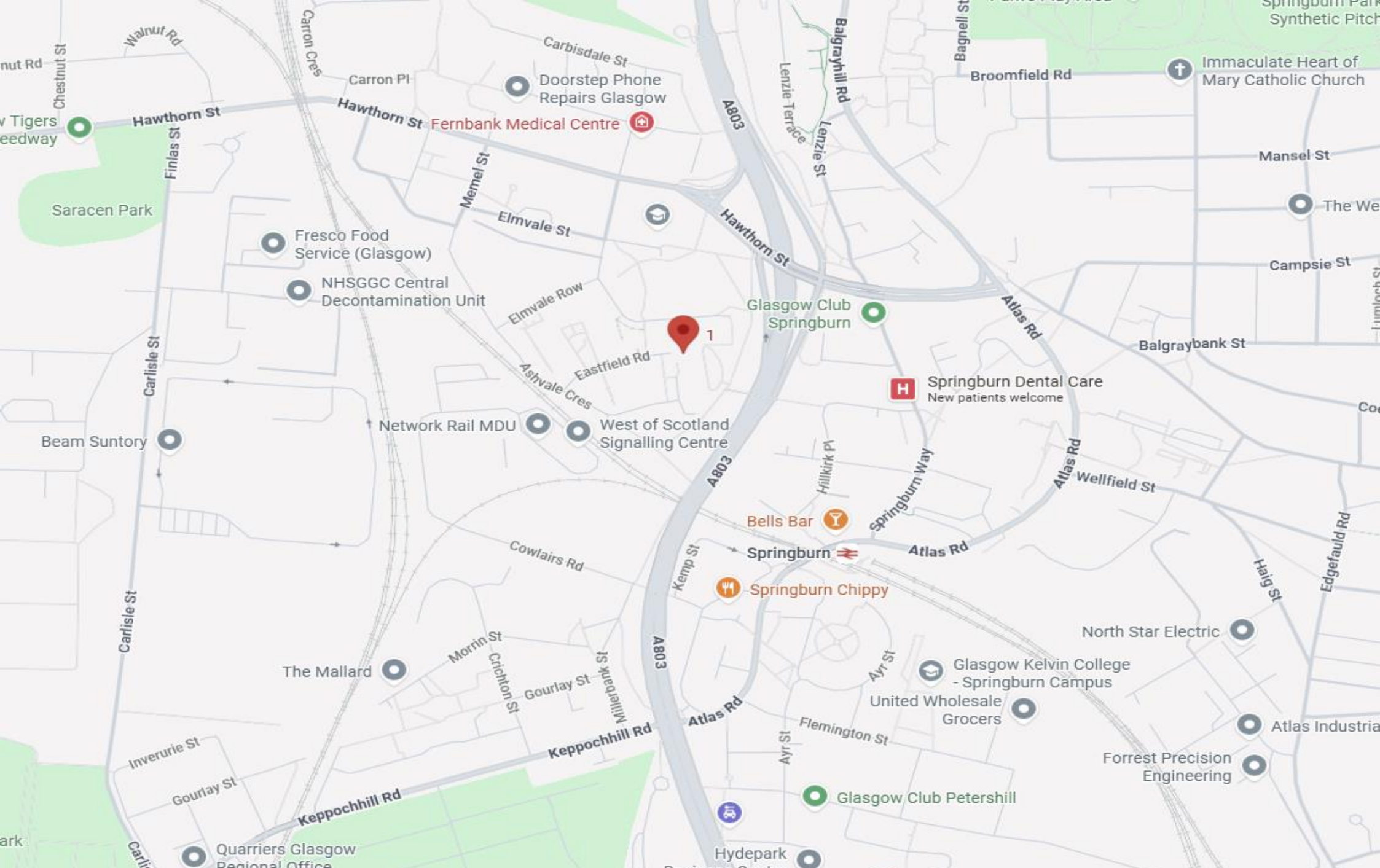






**TOTAL: 1230 sq. ft, 114 m2**  
**FLOOR 1: 1230 sq. ft, 114 m2**





Call free on 0800 074 8585

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