





Spacious 2-Bedroom Traditional Tenement Flat in Peaceful Maryhill Setting

Set in a quiet location with abundant greenspace and the nearby canal offering scenic walks, this charming second-floor traditional tenement flat combines period character with modern convenience. The property is entered via a well-kept close and staircase, leading to a welcoming hallway. The bright lounge boasts a beautiful bay window with a pleasant outlook, a feature fireplace, and laminate flooring. The galley-style kitchen is fitted with white cabinetry, tiled splashbacks, gas hob, and extractor fan, as well as an integrated fridge freezer. There is also space for a freestanding dishwasher and washing machine.

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

There are two generous double bedrooms: the main bedroom features dual windows and laminate flooring, while the second benefits from a carpeted finish. The modern shower room is fully tiled in a bold black, red, and white scheme and features a corner shower cubicle, low-flush WC, and wash hand basin.

Externally, there is a communal rear courtyard with a drying area, and plenty of on-street parking is available. The property further benefits from gas central heating and double glazing.



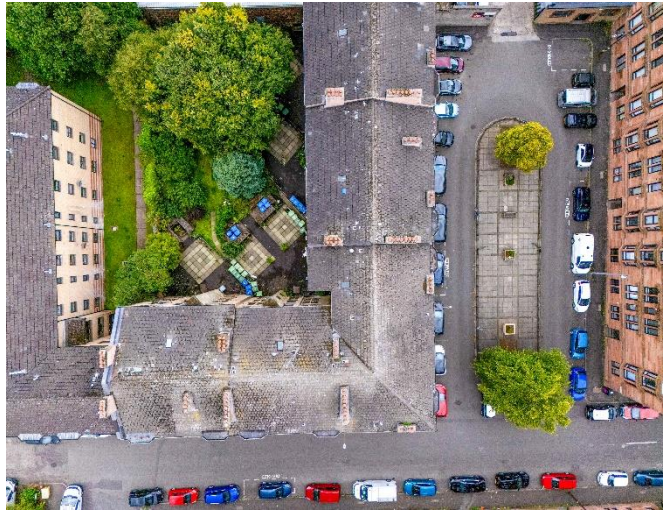
This location is ideal for enjoying the Botanic Gardens and vibrant Byres Road with its excellent range of shops, restaurants, and cafés. It is well-placed for local schools, colleges, and universities, and offers convenient commuter links with regular bus services to Glasgow city centre. The nearby canal and surrounding greenspace provide wonderful leisure opportunities right on your doorstep.

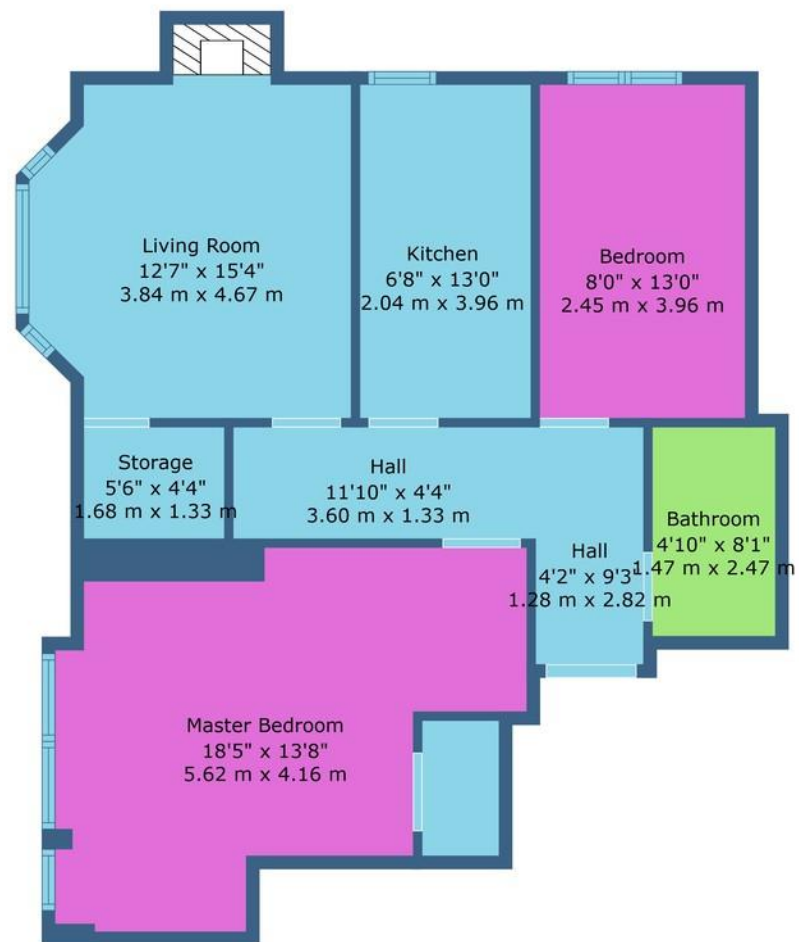
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Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm to arrange your viewing or valuation appointment.





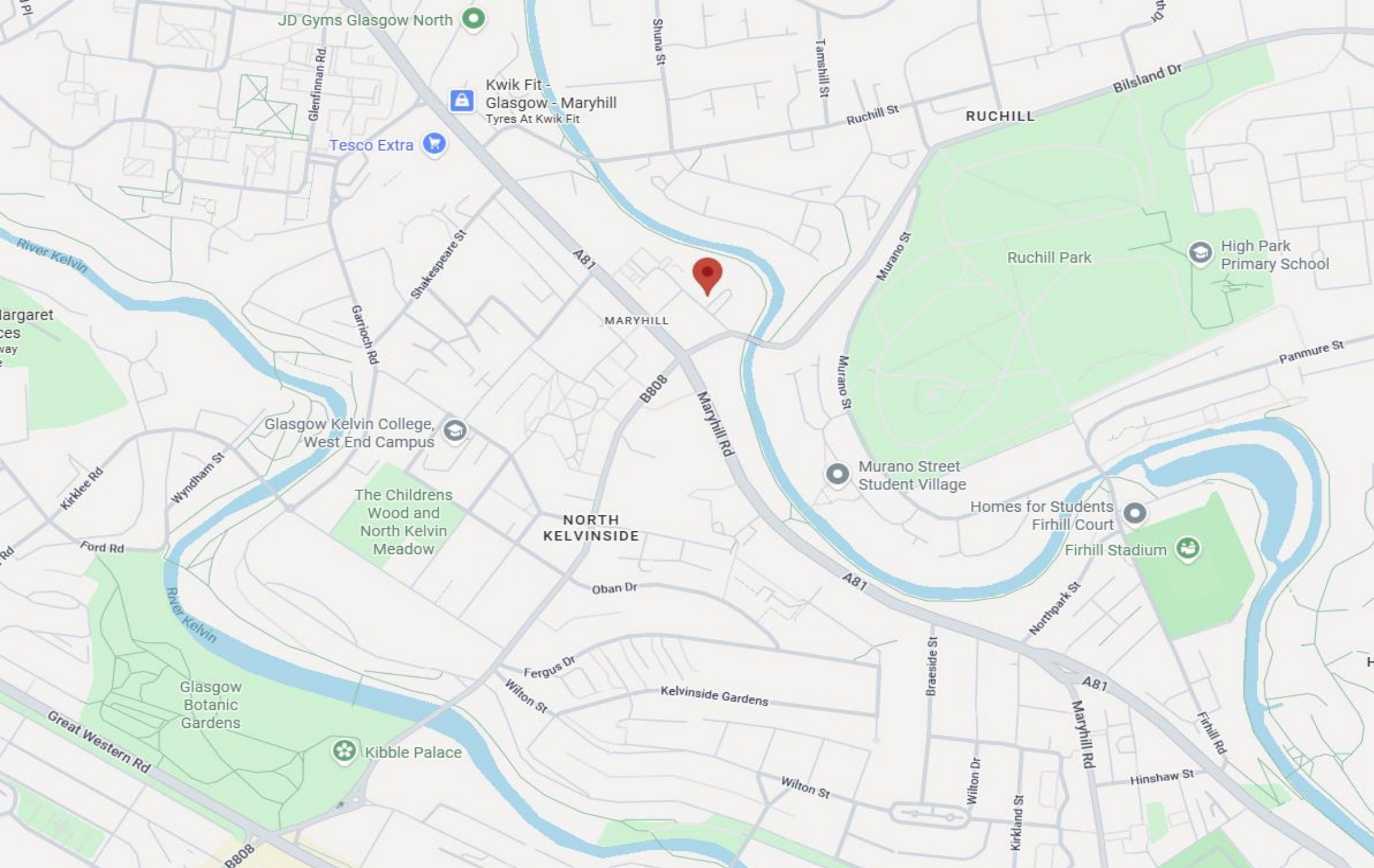






TOTAL: 739 sq. ft, 69 m2
 FLOOR 1: 739 sq. ft, 69 m2
 EXCLUDED AREAS: STORAGE: 24 sq. ft, 2 m2, FIREPLACE: 11 sq. ft, 1 m2
 WALLS: 60 sq. ft, 5 m2





Call free on 0800 074 8585

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