







This traditional Victorian Mid Terrace Villa on Ibrox Terrace is a substantial and characterful home set in the heart of Ibrox, just a short distance from Paisley Road West and an excellent range of amenities. The property has been thoughtfully extended and is arranged over two levels, offering spacious and versatile family accommodation while retaining its impressive period features.

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

On the lower level, the entrance vestibule leads to a striking reception hallway with a sweeping staircase featuring the original "monkey tail" banister design with original iron rails. The accommodation includes a generous bay window lounge with original fireplace, a bright sitting room, a first double bedroom, a fitted kitchen with access to the rear garden and useful under-kitchen storage, and a convenient WC. There is also storage space under the stairs.

Upstairs, the master bedroom benefits from a walk-in storage space, and there are three further well-proportioned bedrooms along with a family shower room fitted with an electric shower, wash hand basin and WC. Throughout the house, original decorative cornicing and fireplaces in the principal rooms add to the sense of period character and charm. There is also access to the front and back loft area which are both insulated.

The exterior is equally appealing, with a low-maintenance rear garden with gate at the back to a private lane of which there is no cost to the upkeep and an enclosed front garden laid to lawn and framed by traditional iron gates.





Ibrox Terrace is superbly located for everyday convenience, with local shops, cafés, bars and restaurants all nearby. Larger facilities such as the Asda Govan Superstore and Lidl Supermarkets are within easy reach, and excellent transport links are provided by Ibrox Subway Station which is a stone through away, regular bus services, and road connections via the Clyde Tunnel and the M8 motorway. Bellahouston Park is just around the corner, and the Queen Elizabeth University Hospital is also close at hand, making this a well-connected and desirable location. There is easy access to the southwest and City Centre of Glasgow.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm to arrange your viewing or valuation appointment.











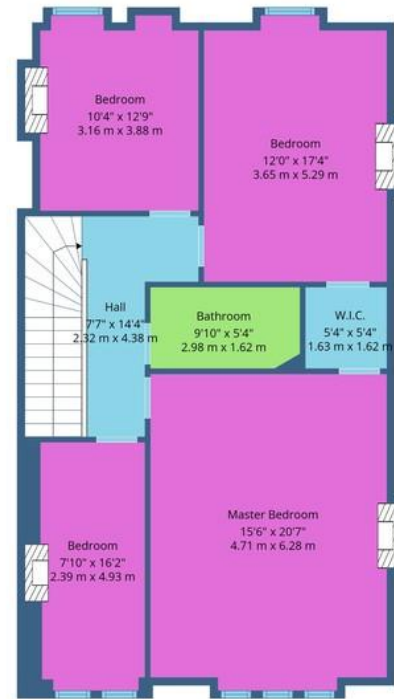








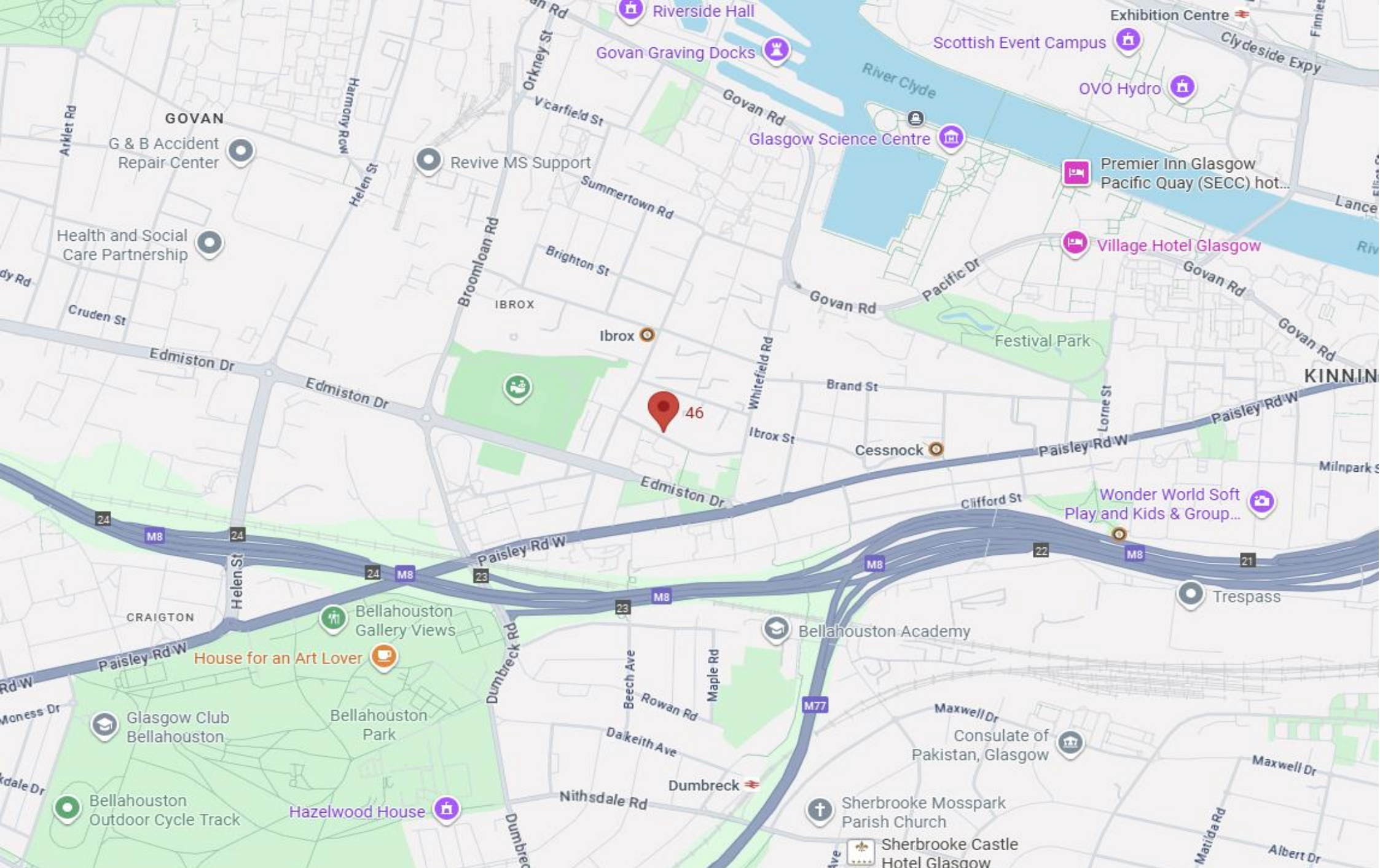
Floor 1



Floor 2

**TOTAL: 2121 sq. ft, 197 m<sup>2</sup>**  
**FLOOR 1: 1102 sq. ft, 102 m<sup>2</sup>, FLOOR 2: 1019 sq. ft, 95 m<sup>2</sup>**  
**EXCLUDED AREAS: PORCH: 44 sq. ft, 4 m<sup>2</sup>, FIREPLACE: 28 sq. ft, 0 m<sup>2</sup>, WALLS: 131 sq. ft, 14 m<sup>2</sup>**





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