







Set within a traditional sandstone tenement in the heart of the ever-popular Govanhill area, this ground floor flat presents an excellent opportunity for buyers and investors seeking a property with strong potential for value enhancement through an internal modernisation programme.

MQ Assisted Move and Part Exchange is available.

The accommodation comprises a welcoming and spacious entrance hallway with useful storage cupboard, a generous front-facing lounge featuring an attractive bay window and additional storage, a well-proportioned double bedroom, a dining-sized kitchen offering ample space for table and chairs, and a bathroom. The property further benefits from access to well-maintained communal rear gardens, providing a pleasant outdoor space for residents.

Govanhill is one of Glasgow's most sought-after Southside districts, known for its vibrant community atmosphere and excellent range of local amenities. A variety of convenience stores, supermarkets and high street retailers are all within easy reach, while nearby Shawlands offers a wider selection of popular cafés, restaurants, bars and boutique shops.

There are superb transport links in the area, with Crosshill and Queens Park rail stations providing regular services to Glasgow Central. Bus routes along Langside Road offer quick and convenient access to the city centre, located approximately 2.5 miles away. The property is also ideally positioned for easy connection to the M8 and M74 motorway networks, making it particularly attractive for commuters.



This traditional flat represents a fantastic opportunity to acquire a home in a prime Southside location, offering scope to create a modern living space tailored to individual taste.

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





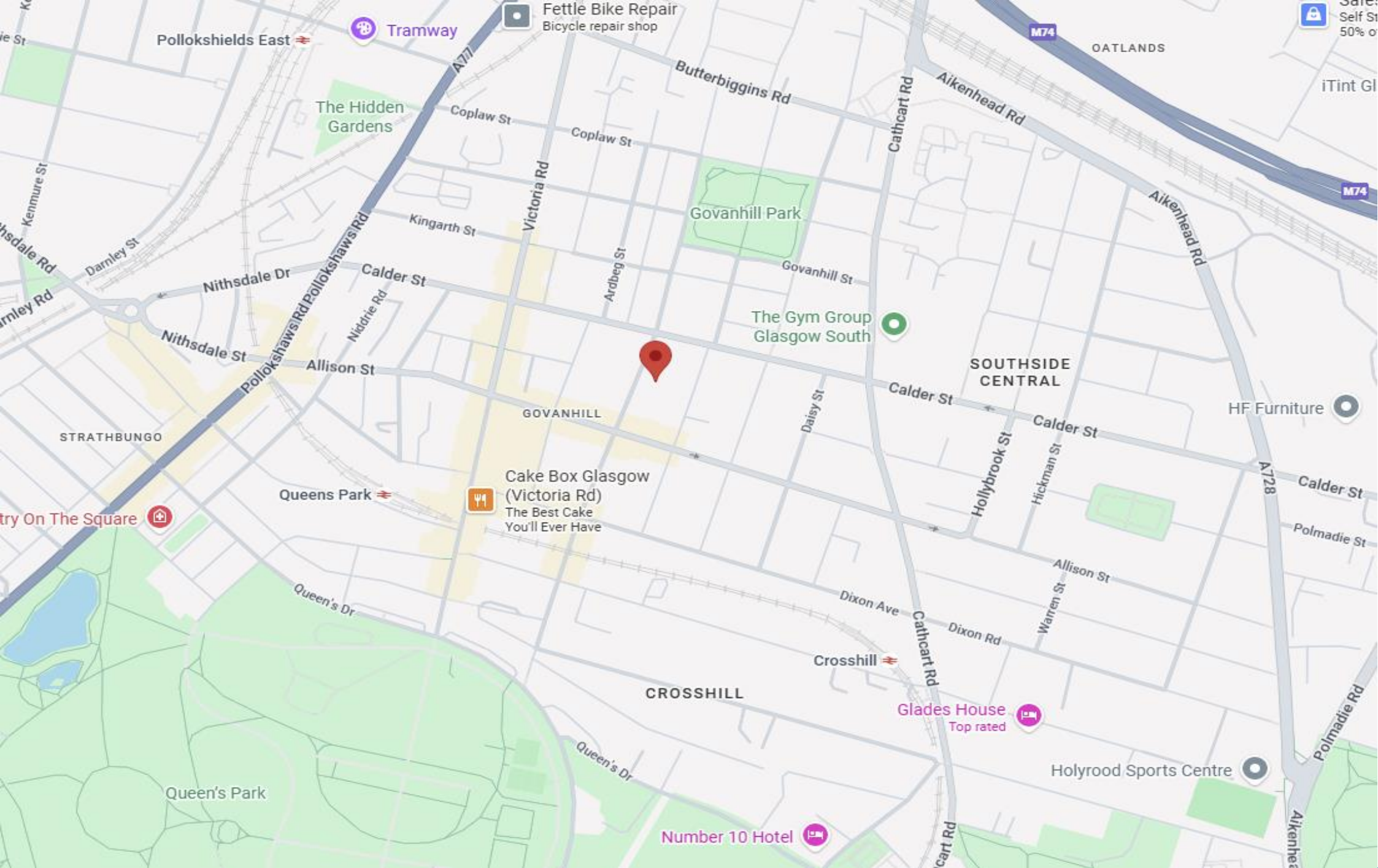




**TOTAL: 674 sq. ft, 63 m2**  
 1st Floor: 674 sq. ft, 63 m2  
 EXCLUDED AREAS: WALLS: 73 sq. ft, 6 m2







Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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