





## Beautifully Presented 4-Bedroom Detached Family Home – Walk-In Condition

Situated within the popular residential pocket of St Cuthberts Crescent, this impressive four-bedroom detached villa offers spacious, modern family living in true walk-in condition.

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

The property is presented to a high standard throughout and comprises a welcoming entrance hallway leading to a bright and generously proportioned lounge/dining area, tastefully decorated and ideal for both relaxing and entertaining. The contemporary fitted kitchen offers an excellent range of wall and base units, ample worktop space, and integrated appliances, with space for casual dining and direct access to the rear garden.

Upstairs, the property boasts four well-proportioned bedrooms, all offering flexible accommodation for family living, home working, or guest space. The principal bedroom is particularly spacious, along with an en-suite shower room, while the remaining bedrooms are bright and versatile. A modern family bathroom, along with a convenient downstairs WC, completes the internal accommodation.

Externally, the home benefits from a private driveway and integrated garage to the front. The large and fully enclosed rear garden is designed for low maintenance and features a decked patio area alongside artificial lawn—perfect for outdoor dining, children's play, or entertaining.



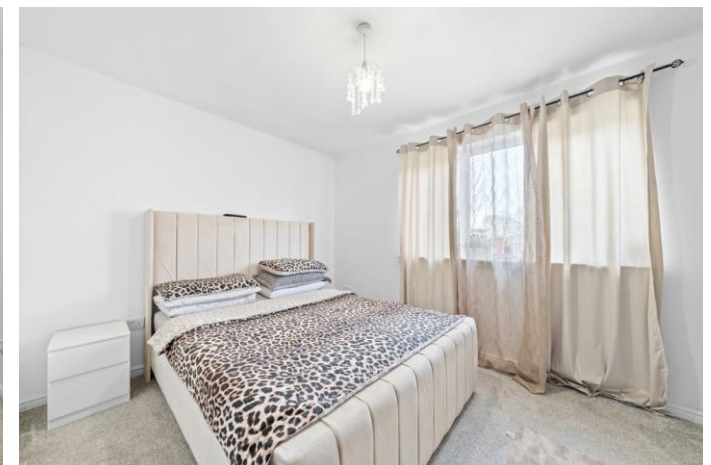
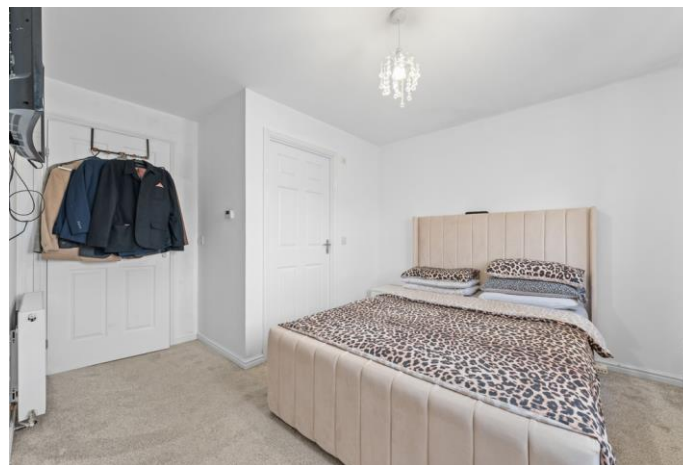
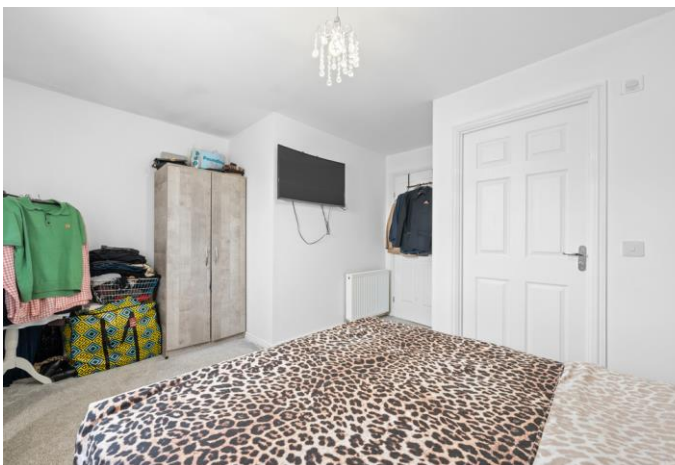
Further benefits include gas central heating, double glazing, and excellent storage throughout.

St Cuthberts Crescent is ideally located close to a wide range of local amenities including reputable primary and secondary schools, shops, and transport links. Milliken Park Train Station is within walking distance, offering regular services to Glasgow City Centre and beyond, while the nearby M8 Motorway provides excellent connectivity across the Central Belt.

Early viewing is highly recommended to appreciate the quality and space this fantastic family home has to offer.

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.

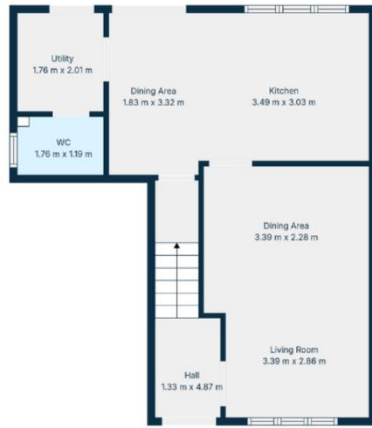










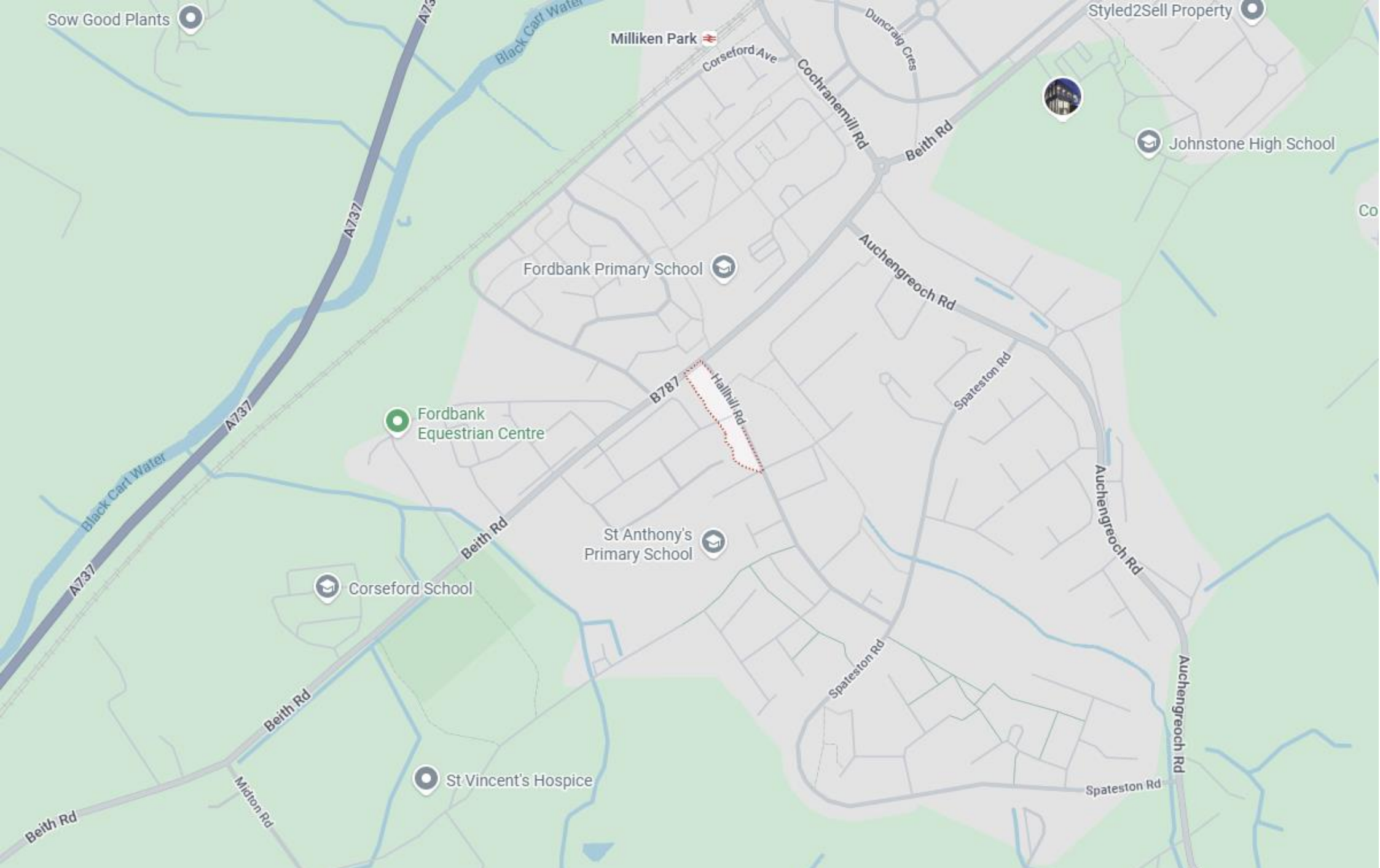


**TOTAL: 97 m<sup>2</sup>**  
 Ground floor: 45 m<sup>2</sup>, 1st floor: 55 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 4 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>



**TOTAL: 97 m<sup>2</sup>**  
 Ground floor: 42 m<sup>2</sup>, 1st floor: 55 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 4 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>





Call free on 0800 074 8585

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