





This well-presented ground floor tenement flat is offered in true walk-in condition and enjoys a prime position on Tollcross Road, directly overlooking Tollcross Park.

The accommodation is bright and spacious throughout. The attractive lounge features a beautiful bay window with uninterrupted park views, a recessed bookshelf, decorative cornicing and cornice rose, wooden flooring, fresh white décor and a charming fireplace, creating a warm and welcoming living space.

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

The spacious double bedroom continues the bright theme with wooden flooring and crisp white walls. The bathroom is fully tiled and fitted with a corner bath and overhead shower. A generous hallway provides excellent circulation and storage potential.

The kitchen is fitted with a range of cabinets and contemporary grey work surfaces, with space for a freestanding fridge freezer, oven and washing machine.

Further benefits include secure door entry, double glazing, gas central heating, and access to a well-maintained communal garden with lawn, paved areas and a drying green.

Tollcross is a highly convenient and popular area within the east end of Glasgow, offering an excellent range of local amenities including convenience stores, supermarkets and shopping centres all close at hand. The park opposite provides a fantastic outdoor space with landscaped gardens and pleasant walking routes.



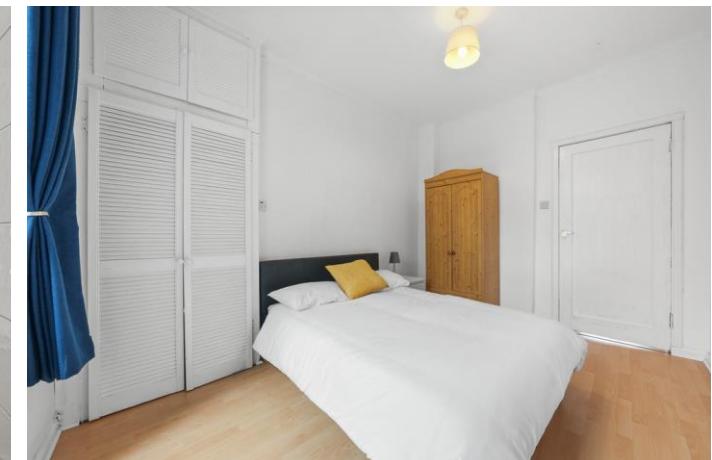
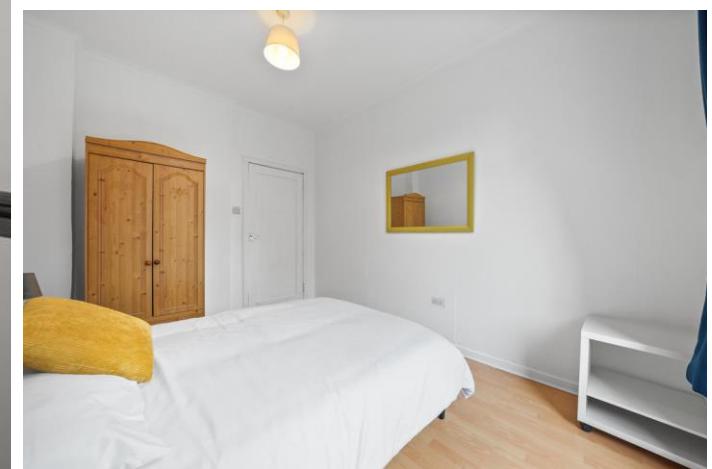
Schooling is available locally at all levels, and there is a regular bus service nearby providing easy access to Glasgow city centre, ideal for commuters. The property is also well placed for motorway access, with the M74 motorway close by, connecting conveniently to the M8 motorway and beyond.

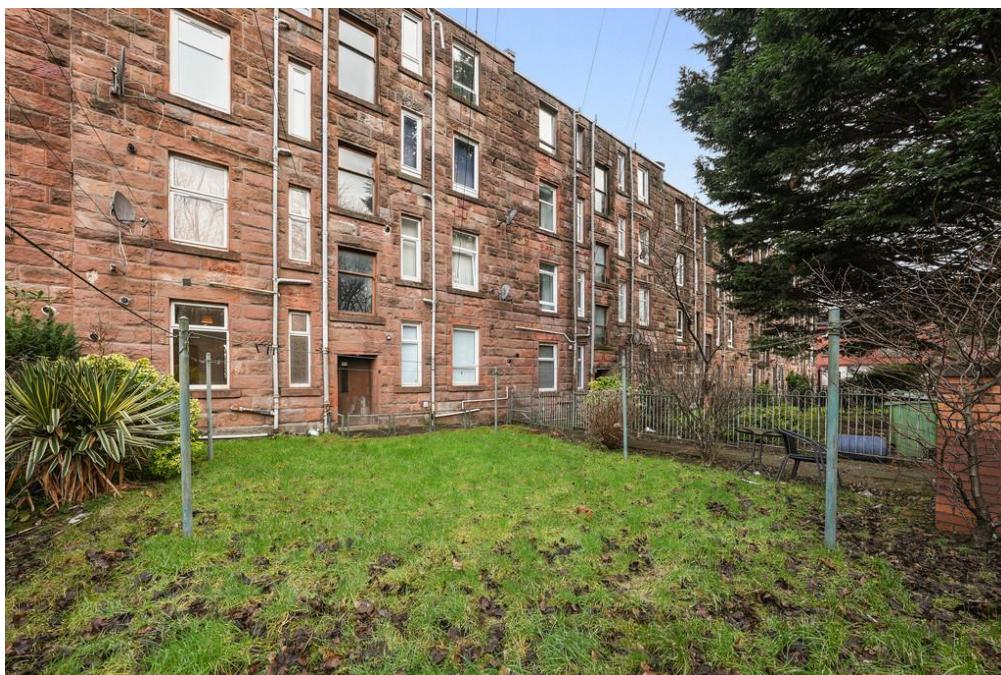
An excellent opportunity to acquire a stylish, well-located flat with park views in a sought-after area.

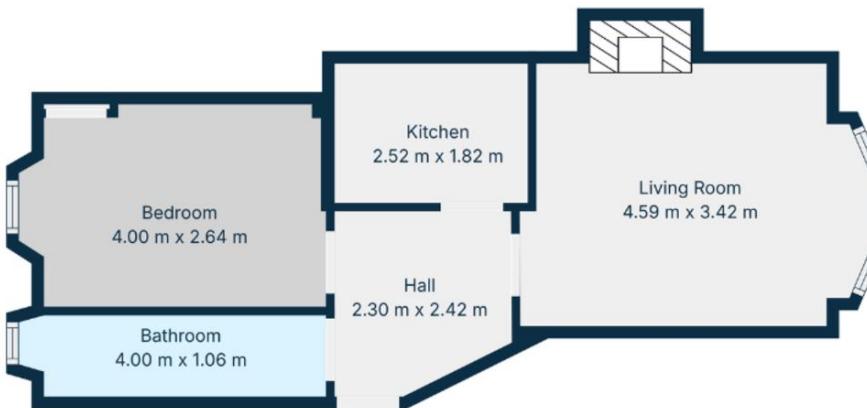
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this well maintained, ground floor apartment has to offer.

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.



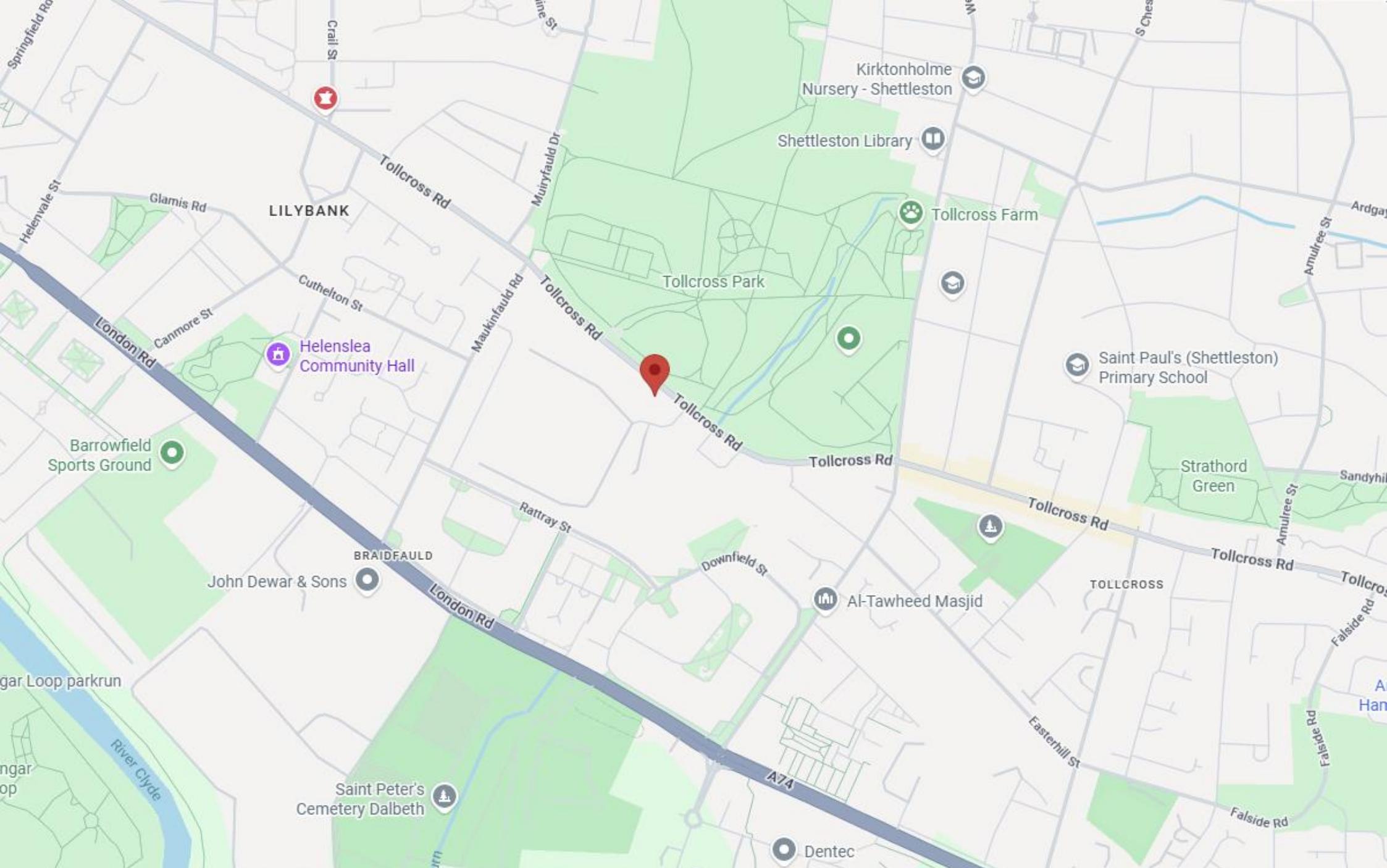






TOTAL: 40 m²
Ground floor: 40 m²
EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 4 m²





Call free on 0800 074 8585

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