





MQ Estate Agents are delighted to present to the market this spacious and immaculately presented mid terrace family home, ideally positioned within a popular residential pocket of Glasgow and conveniently located for easy access to Glasgow City Centre and the vibrant Merchant City. Offering generous accommodation over two levels, this walk-in condition property would make an ideal purchase for growing families or first-time buyers alike.

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

The lower level comprises a bright and welcoming lounge with contemporary décor and feature media wall, creating the perfect space for relaxing and entertaining. The modern breakfasting kitchen offers a range of high gloss wall and floor mounted units, integrated appliances and ample dining space. Completing the ground floor is a great storage space, a convenient WC and a separate, stylish fully tiled shower room.

On the upper level, the property benefits from four well-proportioned bedrooms, two of which are spacious doubles, offering flexible accommodation for family living, home working or guest space. The fully tiled family bathroom is finished to a high standard and includes a three-piece suite with shower over bath.

Externally, the property enjoys a low maintenance rear garden with decking area and shed, ideal for outdoor entertaining, while the front garden and residents parking add to the practicality of this superb home.



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

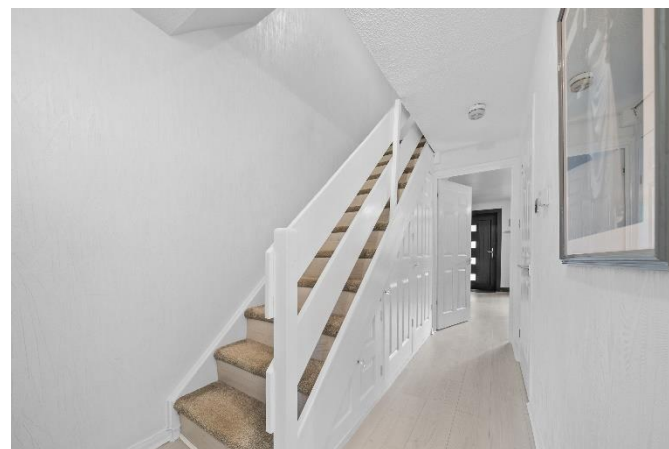
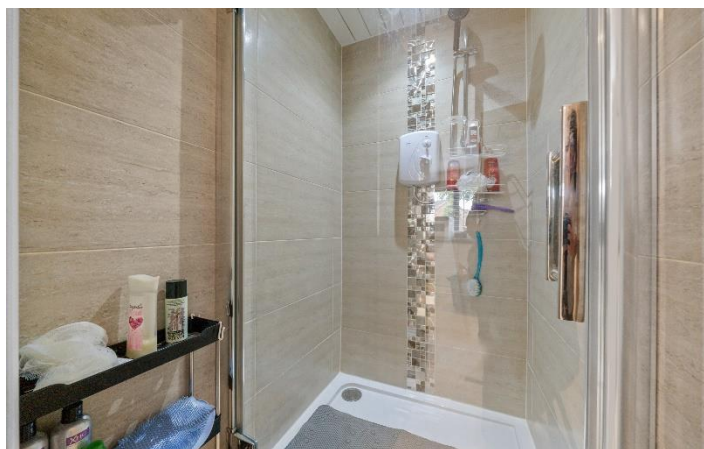
The property is ideally situated close to a wide range of local amenities, schooling and transport links, with Glasgow City Centre and the Merchant City only a short distance away, offering an abundance of restaurants, bars, shopping and leisure facilities. The iconic Glasgow Green is on your doorstep offering a wealth of leisure and entertainment opportunities.

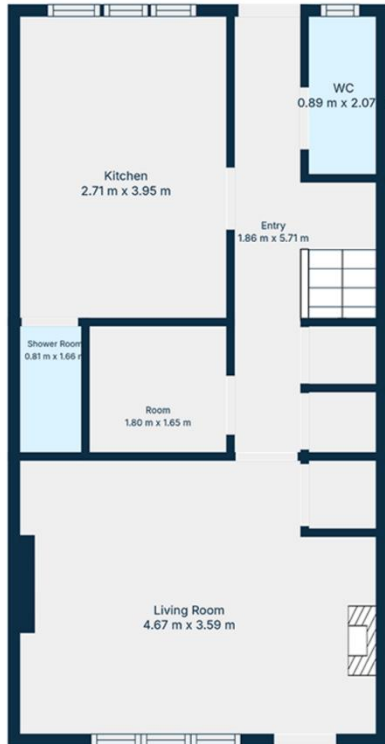
MQ Estate Agents are open 7 days a week. Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.





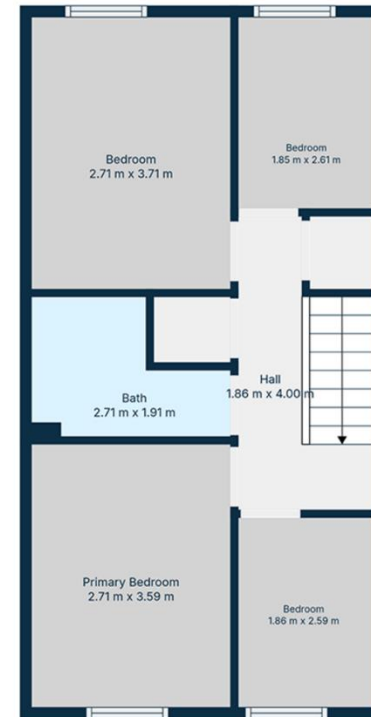






**TOTAL: 88 m2**  
 Ground floor: 44 m2, 1st floor: 44 m2  
 EXCLUDED AREAS: WALLS: 6 m2

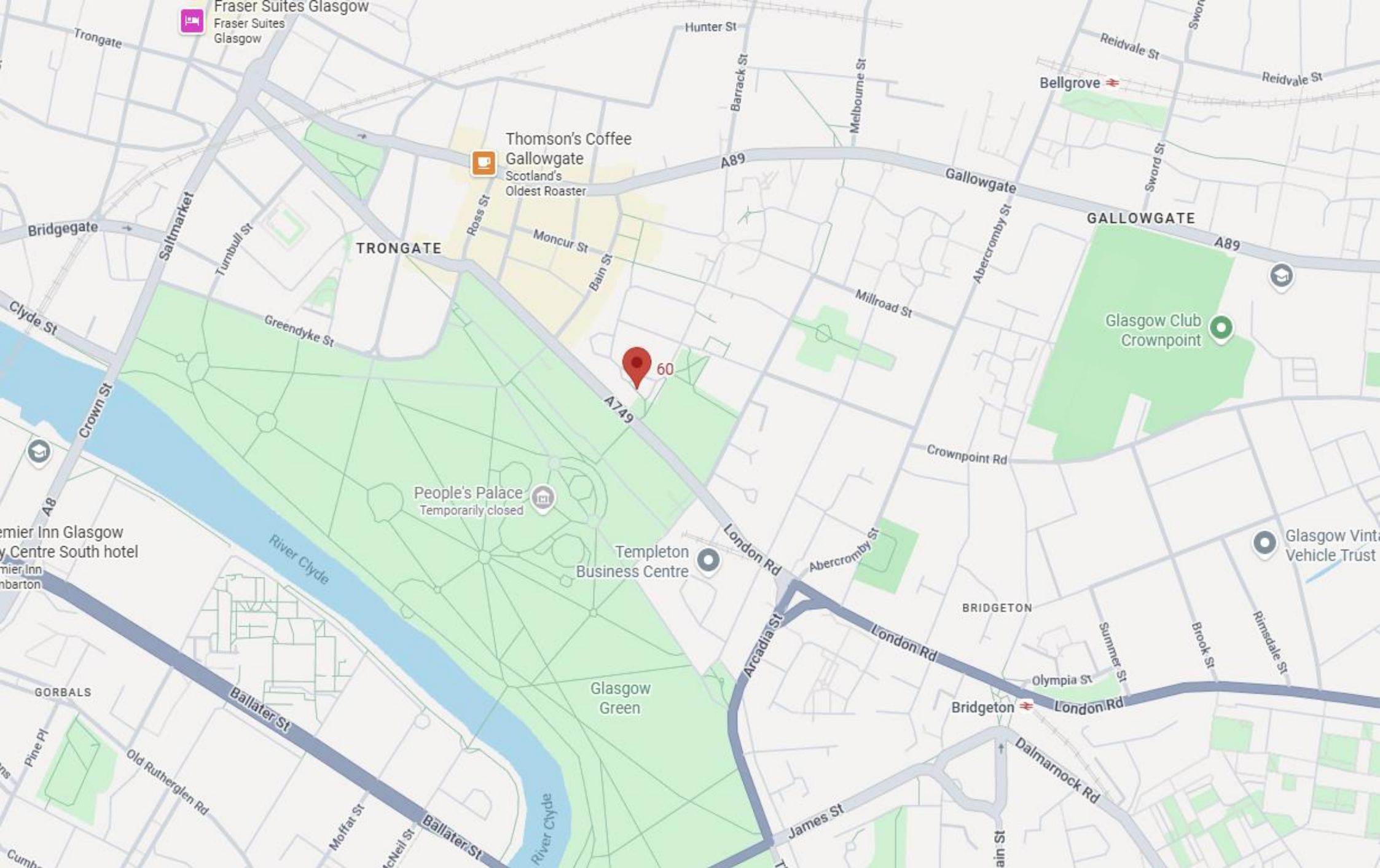
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Call free on 0800 074 8585

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

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