



FOR SALE
MQ
Estate Agents
& Lettings
0111 226 4740



Ground Floor Cottage Flat – Langton Crescent, Pollok, Glasgow

Set within a peaceful and desirable location in Pollok, with greenspace to the front, this spacious ground floor cottage flat offers a superb combination of modern living and excellent outdoor space.

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

The property is entered via a welcoming hallway providing access to all rooms. The bright lounge enjoys a private outlook, complemented by neutral décor and fitted carpeting, creating a comfortable space to relax.

The modern fitted kitchen features an excellent range of cupboards and work surfaces, integrated electric oven, hob and extractor hood, as well as freestanding fridge-freezer, washing machine and dishwasher.

There are two well-proportioned double bedrooms, both decorated in light tones with fitted carpets and built-in storage. A third bedroom, currently used as a dining room, boasts laminate flooring and French doors leading directly to the private rear garden – ideal for entertaining.

The bathroom has been upgraded with a modern suite comprising bath with overhead shower, wash hand basin, and low flush WC.

A particular highlight of this home is the generous outdoor space, which includes a private garden accessible from the French doors, a side garden, and access to a communal lawned garden.



Location

Langton Crescent is quietly situated within Pollok, offering a wide range of local amenities including shops, supermarkets and schooling at all levels. Silverburn Shopping Centre is nearby, providing a variety of high-end retailers, cafés, restaurants, Cineworld cinema and Tesco superstore.

Travel links are excellent, with regular bus services to Glasgow city centre, nearby train stations, and easy access to the M77 motorway network for commuting to Glasgow, Edinburgh and beyond.

Early internal viewing is imperative to fully appreciate all that this beautiful and spacious lower cottage flat 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.



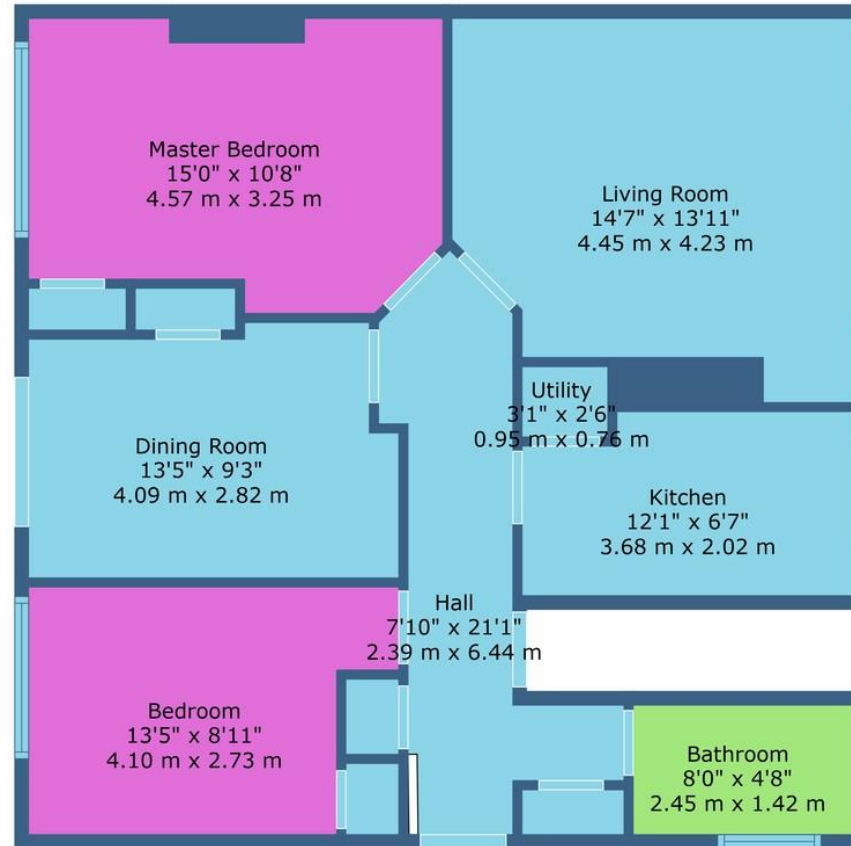




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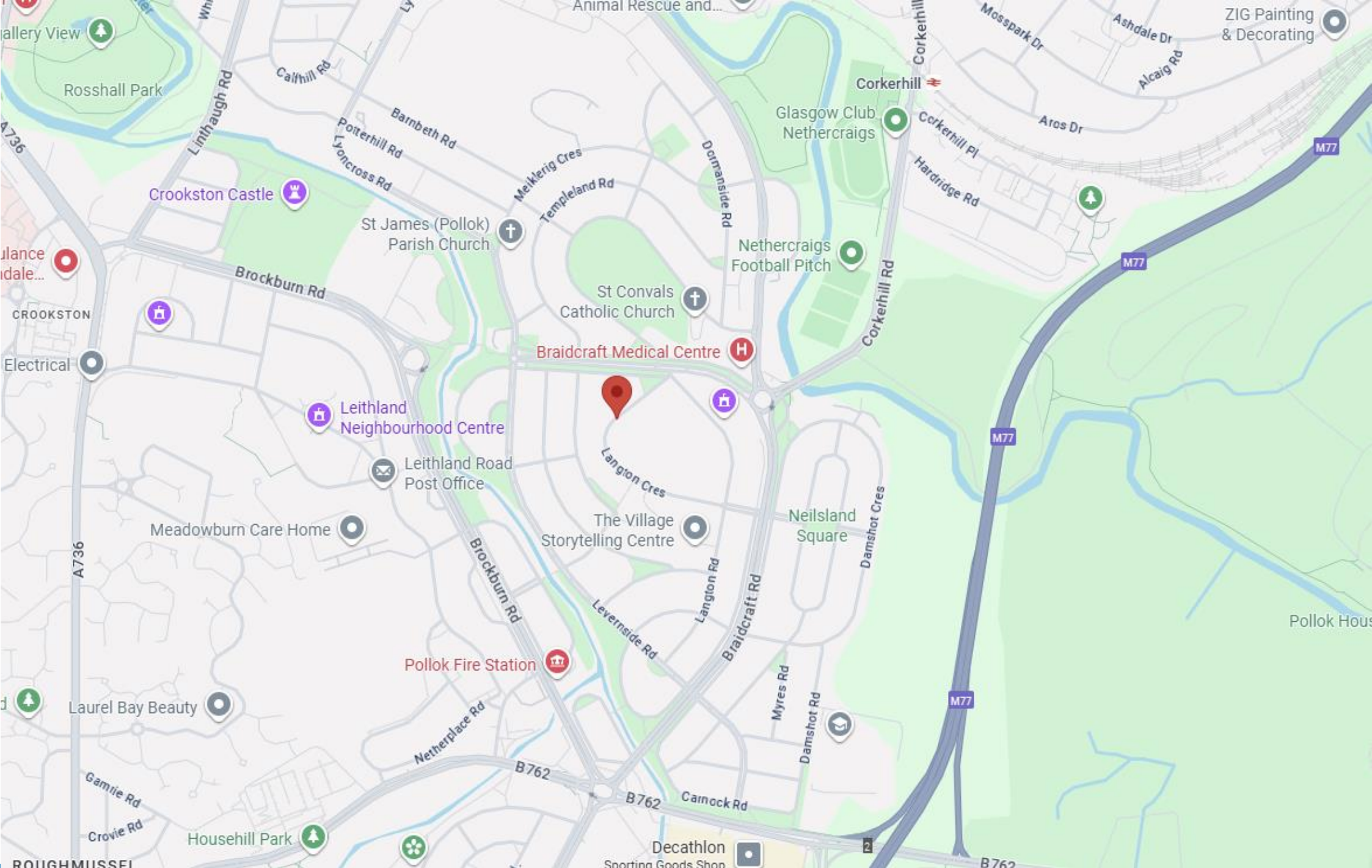






TOTAL: 828 sq. ft, 77 m²
FLOOR 1: 828 sq. ft, 77 m²
EXCLUDED AREAS: UTILITY: 8 sq. ft, 1 m², WALLS: 73 sq. ft, 7 m²





Call free on 0800 074 8585

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