





## Charming Refurbished 1-Bedroom Ground Floor Tenement in Desirable Queen's Park

Located in the highly sought-after Queen's Park area on Glasgow's vibrant south side, this beautifully refurbished ground-floor tenement flat offers an ideal blend of period charm and modern convenience, all within walking distance of excellent transport links and local amenities.

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

The property is accessed via a secure entry and welcoming communal hallway. Inside, the bright lounge and dining area is enhanced by a beautiful bay window, recessed shelving, an elegant fireplace and newly installed wooden flooring, creating a warm and stylish living space.

The modern kitchen features light cabinetry, a vibrant tiled splashback and integrated oven, hob and extractor fan, complemented by a freestanding washing machine and fridge freezer.

The spacious double bedroom is finished in soft, neutral tones and benefits from a newly fitted carpet, providing a calm and comfortable retreat. The recently installed shower room includes a fully enclosed shower, wet wall panelling, wash hand basin, WC and a contemporary chrome towel radiator.



Externally, residents enjoy access to a well-maintained communal garden with lawn, paved areas and a dedicated drying space.

Set just off Pollokshaws Road, the flat boasts outstanding connectivity, with Queen's Park train station only minutes away, regular bus services, and easy access to the M74 for direct routes into Glasgow city centre. Queen's Park is close by, offering beautiful green space for leisure, while nearby Shawlands provides a wide selection of popular cafés, restaurants and shops.

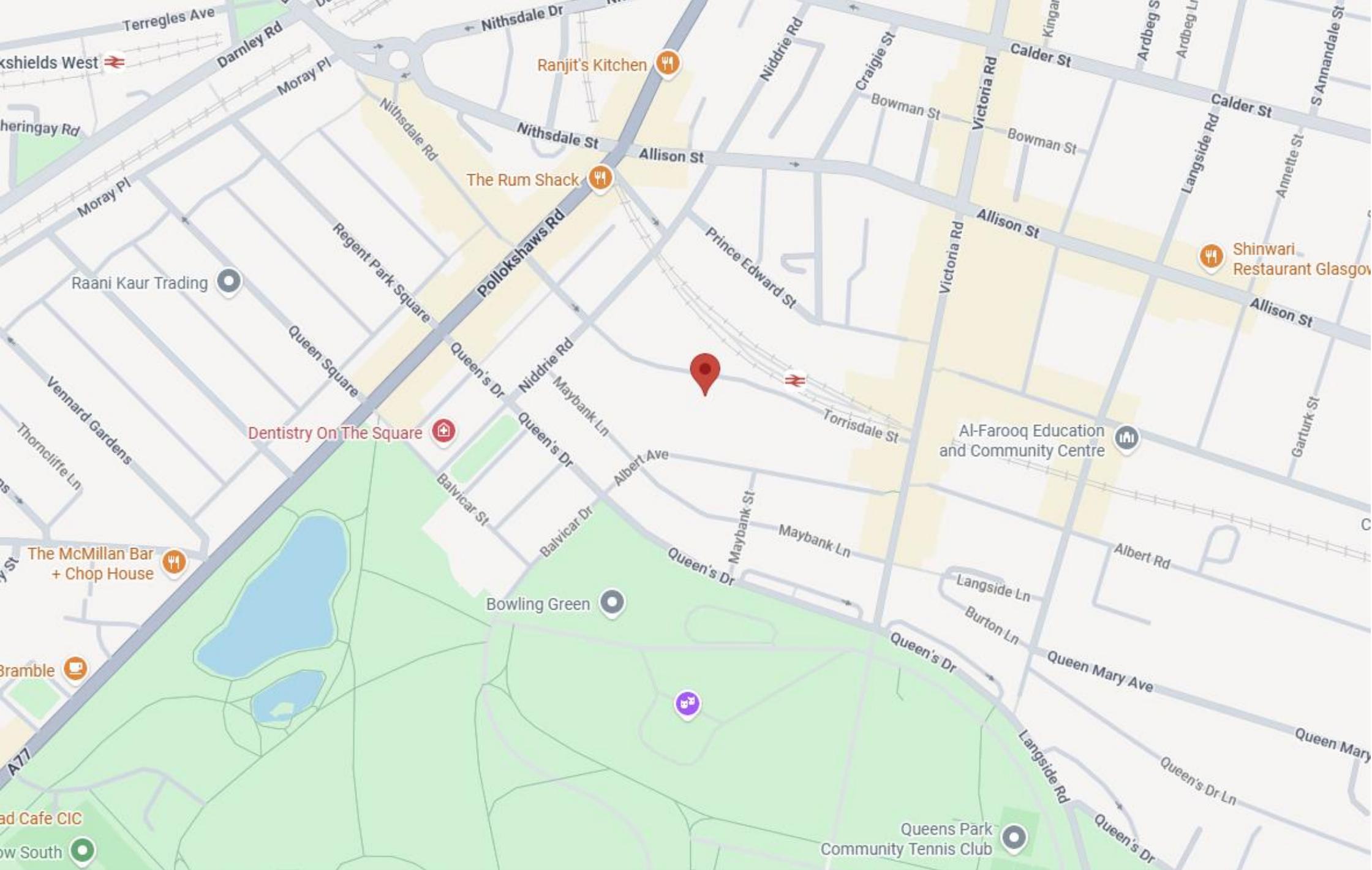
MQ Estate Agents are open 7 days a week:  
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**TOTAL: 457 sq. ft, 42 m<sup>2</sup>**  
 Ground floor: 457 sq. ft, 42 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 49 sq. ft, 5 m<sup>2</sup>





Call free on 0800 074 8585

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