





MQ Estate Agents are delighted to present to the market this spacious and beautifully presented upper cottage flat, occupying a sought-after position within the ever-popular King's Park district of Glasgow. Presented in true walk-in condition, this fantastic home offers flexible accommodation with three bedrooms, a floored attic providing excellent additional storage, and bright, well-proportioned living spaces throughout.

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

Accessed via its own main door entrance, the accommodation comprises a welcoming hallway leading to a generously sized lounge, flooded with natural light from the large picture window and finished with contemporary flooring and neutral décor. The modern galley-style kitchen has been thoughtfully upgraded and features a range of sleek wall and floor mounted units, ample worktop space and integrated cooking appliances.

There are three well-proportioned bedrooms, offering versatility for growing families, those working from home or buyers seeking additional guest accommodation. The family bathroom is fitted with a white three-piece suite and completes the internal accommodation. A substantial floored attic provides valuable storage space and further enhances the practicality of the property.

Further benefits include gas central heating, double glazing and attractive décor throughout, allowing the new owners to move in and immediately enjoy their new home.

King's Park is one of Glasgow's most desirable southside districts, renowned for its excellent



amenities, highly regarded schooling and superb transport links. A variety of local shops, cafés and recreational facilities are close by, while Kings Park train station offers easy access to Glasgow City Centre. Nearby Shawlands and Mount Florida provide an even wider selection of restaurants, bars and independent retailers, making this an ideal location for a range of purchasers.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Highlights

Upper cottage flat in a highly desirable Kings Park location

Walk-in condition throughout

Bright and spacious lounge

Modern fitted kitchen

Three bedrooms

Family bathroom

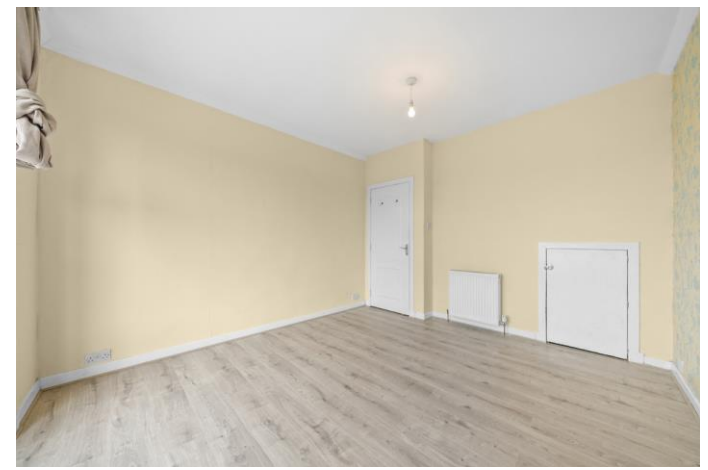
Floored attic offering excellent storage

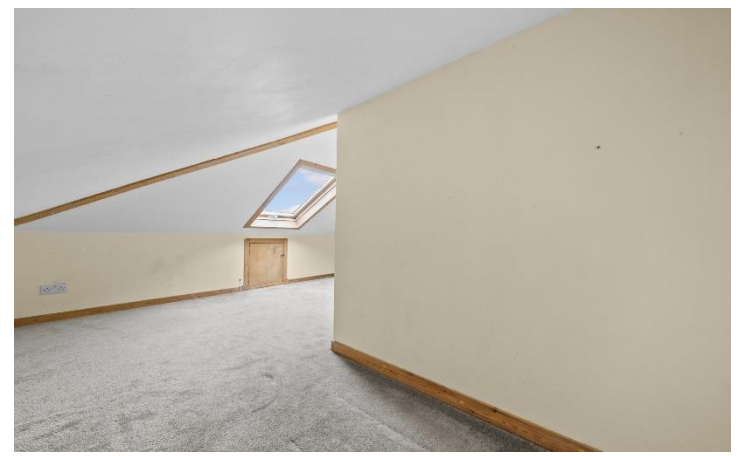
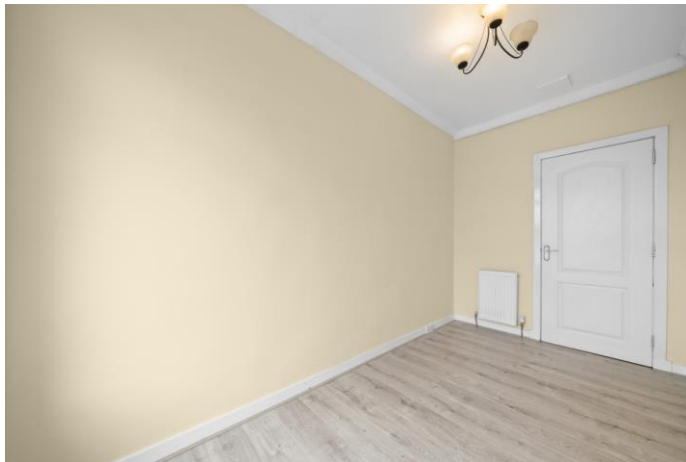
Gas central heating and double glazing

Excellent transport links and local amenities nearby

Ideal for first-time buyers, families and buy-to-let investors



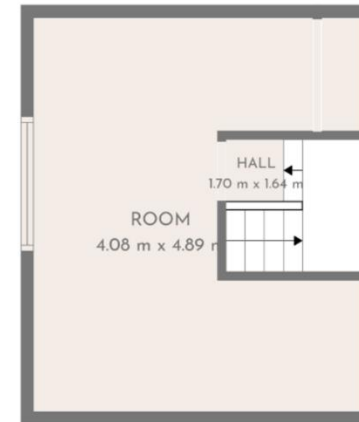






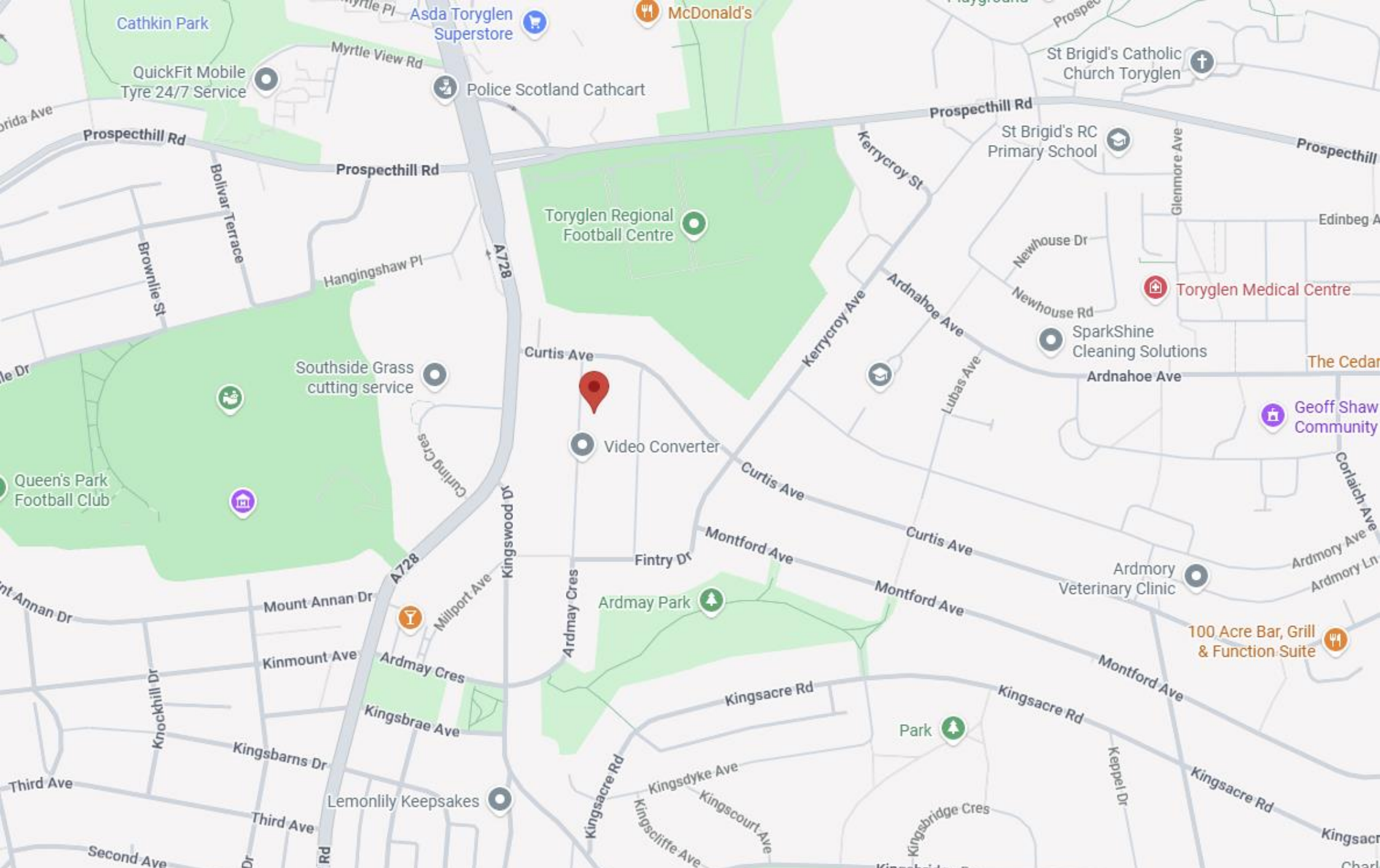


TOTAL: 84 m²
 Basement: 4 m², Ground floor: 71 m², 1st floor: 9 m²
 EXCLUDED AREAS: LOW CEILING: 10 m², WALLS: 9 m²



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Call free on 0800 074 8585

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