





Lower Cottage Flat – Arklet Road, Govan, Glasgow

Situated within a popular residential area of Govan, this spacious two-bedroom lower cottage flat offers excellent accommodation and benefits from private gardens.

The property provides a welcoming entrance hallway leading to a large, bright lounge, offering generous space for both relaxing and dining. The room enjoys plenty of natural light from the extensive windows and features a focal-point fireplace.

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

The fitted kitchen is well laid out, with a good range of wall and floor-mounted units, contrasting work surfaces, integrated cooking facilities and space for additional appliances. A window provides pleasant views over the garden.

There are two well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from extensive fitted wardrobes, providing excellent storage. The second bedroom is also a good-sized room and would suit a variety of uses, including a home office or child's bedroom.

The modern shower room has been finished with attractive tiled walls and flooring and comprises a large walk-in shower enclosure, wash hand basin, WC and useful storage.



Externally, the property is a particular highlight, with private gardens. The rear garden is generous in size and provides an excellent outdoor space for families, entertaining or simply enjoying the warmer months. There is also a useful garden shed and established hedging providing a good degree of privacy.

Overall, this is a spacious and well-positioned two-bedroom home offering excellent accommodation, generous gardens and further potential to personalise to individual taste. Early viewing is highly recommended.

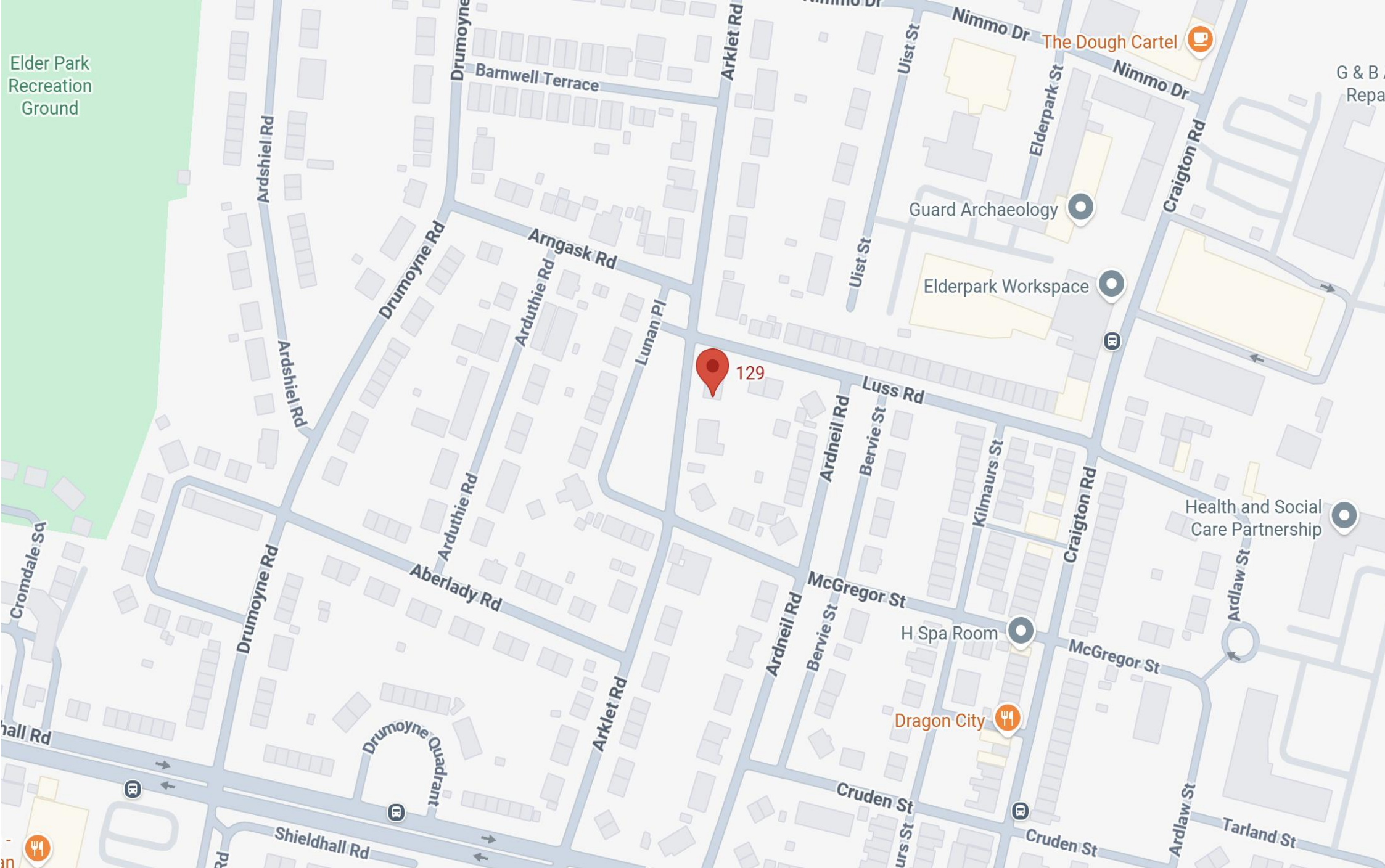
Explore the property in more detail.

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









Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent. Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.