





## Spacious Two-Bedroom Ground Floor Flat in Prime Springburn Location

Set within a convenient and well-connected pocket of Springburn, this bright and generously proportioned ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

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

The property welcomes you through a foyer-style reception hallway, providing access to all main apartments. To the front, a light and spacious lounge features a charming bay window formation, allowing for an abundance of natural light, alongside a decorative fireplace surround that creates an attractive focal point.

The galley-style kitchen is fitted with ample base and wall-mounted units, offering practical workspace and storage. The accommodation further comprises two well-proportioned double bedrooms, both offering comfortable living space with flexibility for a variety of uses.

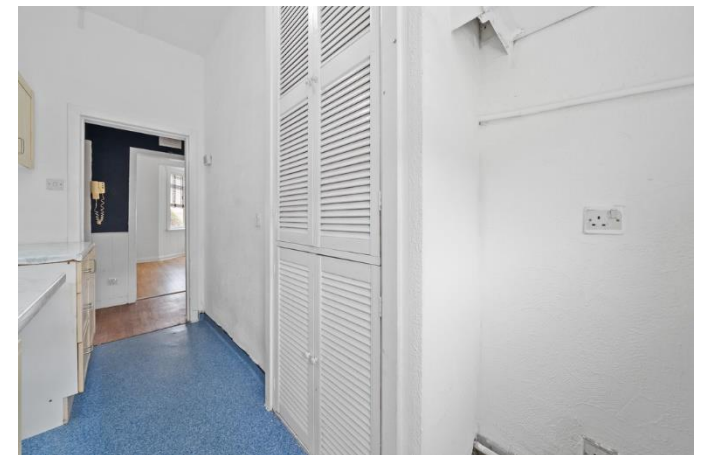
A modern, sleek bathroom completes the internal accommodation, fitted with a contemporary suite including bath with shower over, wash hand basin, and WC.

Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout the year. Externally, residents can enjoy a well-maintained communal garden, primarily laid to lawn, along with on-street parking available to the front.



Ideally positioned just moments from Springburn Centre, the property enjoys excellent access to a wide range of local amenities including shops, supermarkets such as Tesco Extra and Costco, as well as highly convenient rail and bus links. The nearby M8 motorway network provides quick and easy connections to Glasgow City Centre and beyond.

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.



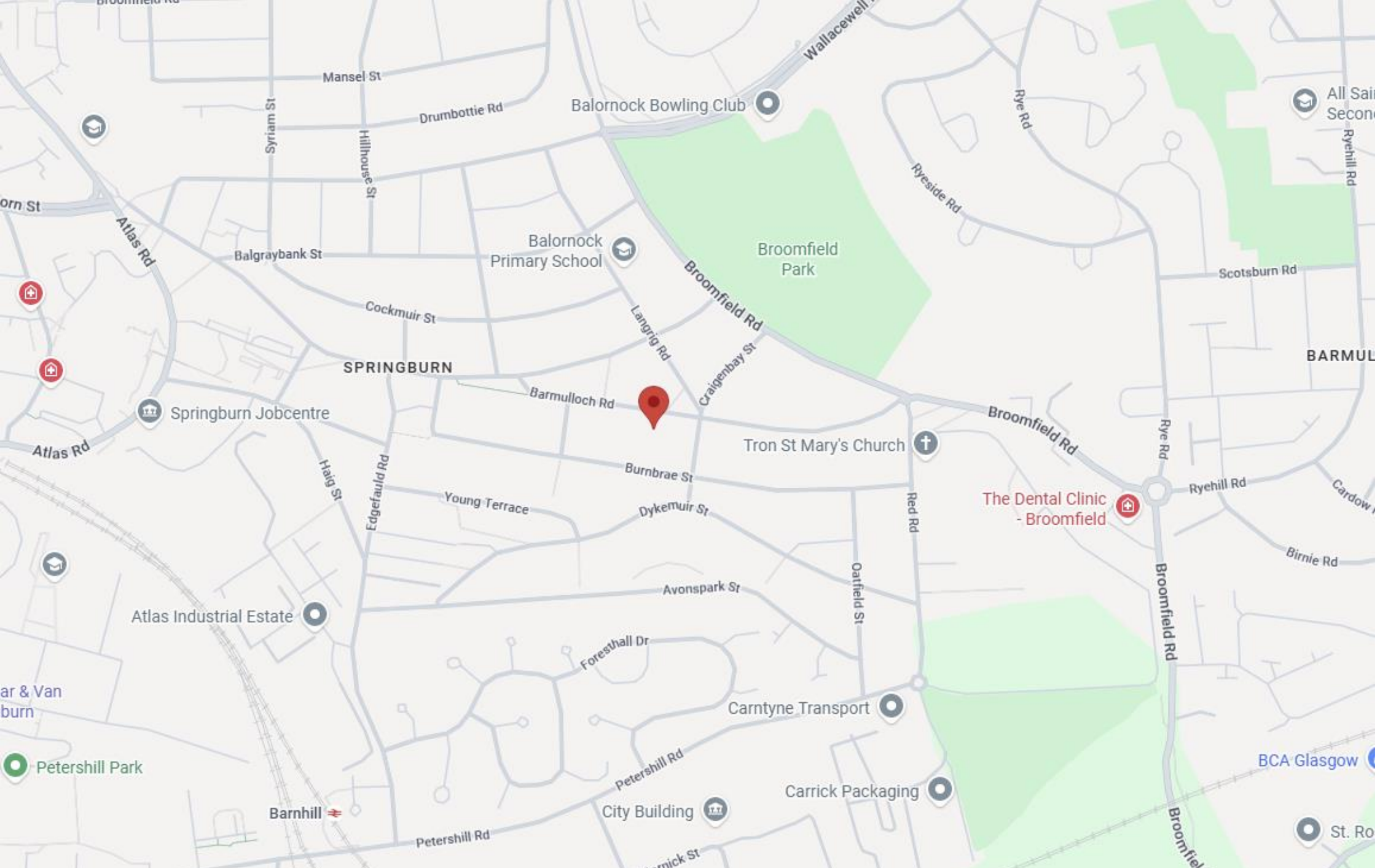






**TOTAL: 60 m<sup>2</sup>**  
Ground floor: 60 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 5 m<sup>2</sup>





Call free on 0800 074 8585

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