





MQ Estate Agents are proud to present to the market this remarkable Avant home in Oatlands. The new build property provides modern, laid back living. The Alexandra style home comprises of an open plan, lounge, dining and kitchen on the lower floor with the addition of a WC and converted garage space which has been cleverly transformed into a utility and spacious storage area. On the upper floor there are four bedrooms, two of which are double bedrooms, one with en-suite, family bathroom and a store. The property has many desirable features including an integrated kitchen, bi-folding doors and high quality floor tiling. The property also benefits from gas central heating and double glazing throughout, front and rear gardens and private driveway.

MQ Assisted Move and Part Exchange is available.

LOUNGE

12' 0" x 9' 10" (3.67m x 3.01m) The lounge is a bright room which overlooks the rear of the property. The room is neutrally decorated with nude walls and a plush cream carpet. A partial wall divides this room from the kitchen and dining area.



DINING/KITCHEN

15' 0" x 10' 6" (4.59m x 3.21m) The impressive kitchen and dining space is the heart of the home with a relaxed and fresh feel. The kitchen comprises of a variety of wall, base and tower mounted units in a white, wood effect finish with complementing white worktops. Integrated appliances include oven, grill, microwave, gas hob with overhead extractor fan and dishwasher. Flooring is an elegant, natural stone effect floor tile. Stylish bi-folding doors lead out to the rear garden providing the seamless blending of inside and outside space.

MASTER BEDROOM

11' 8" x 9' 6" (3.57m x 2.90m) The master bedroom is a beautifully decorated room with texturised wall paper, light carpets, opaque glass fitted wardrobes and en-suite.

EN-SUITE

7' 5" x 7' 0" (2.28m x 2.14m) The en-suite comprises of a white three piece suite with fully tiled, walk in shower with drench shower head, wall hung WC and wash hand basin with wall mounted taps. The room is complete with floor tiling and a chrome towel radiator.

BEDROOM TWO

10' 3" x 9' 8" (3.13m x 2.96m) The second double bedroom is decorated in a contemporary pink and grey with plush carpets and texturised walls.

BEDROOM THREE

11' 1" x 8' 5" (3.40m x 2.57m) The third bedroom overlooks the rear of the property. There is ample space for additional bedroom furniture and flooring is laid to carpet.

BEDROOM FOUR

10' 4" x 7' 9" (3.17m x 2.38m) The fourth bedroom, currently utilised as a dressing room, overlooks the front of the property. Flooring is laid to carpet with gold wallpaper.

BATHROOM

7' 5" x 7' 3" (2.28m x 2.22m) The family bathroom comprises of a white, three piece suite of bath with drench shower, wall hung WC and wash hand basin with wall mounted taps.



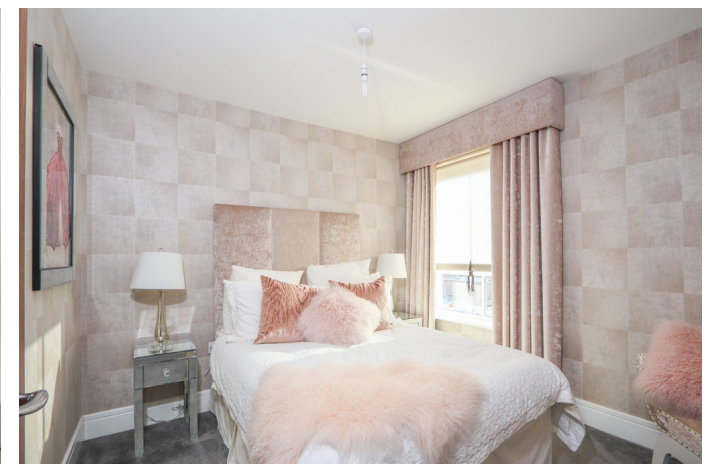
The room is complete with light, large wall and floor tiles.

WC

6' 11" x 4' 11" (2.11m x 1.50m) The WC on the lower floor is a fully tiled and comprises of low

flush WC and wash hand basin. This is a sizeable room with ample space for a large vanity unit.







GARAGE

17' 7" x 9' 8" (5.36m x 2.97m) The garage has been cleverly adapted to provide a large utility and laundry room with floor to ceiling fitted wardrobes accessed off the hallway. There is also additional storage separate at the front of the garage.

GARDENS

The property benefits from both front and rear gardens which are easy to maintain. The front is laid to a mono block double driveway with shrubbery while the rear is completely enclosed by fencing and laid to lawn.

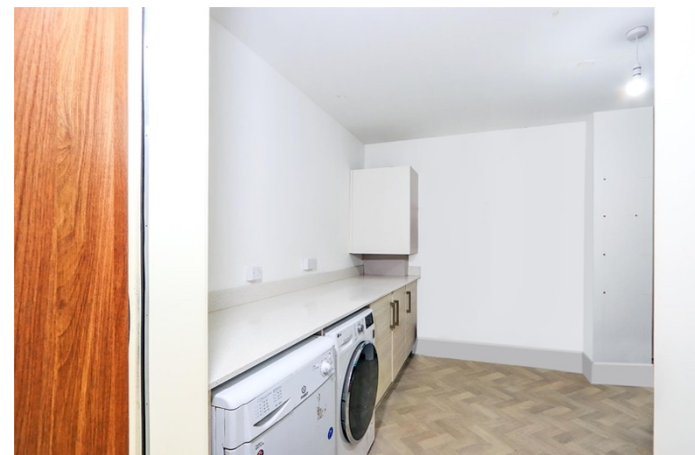
LOCATION

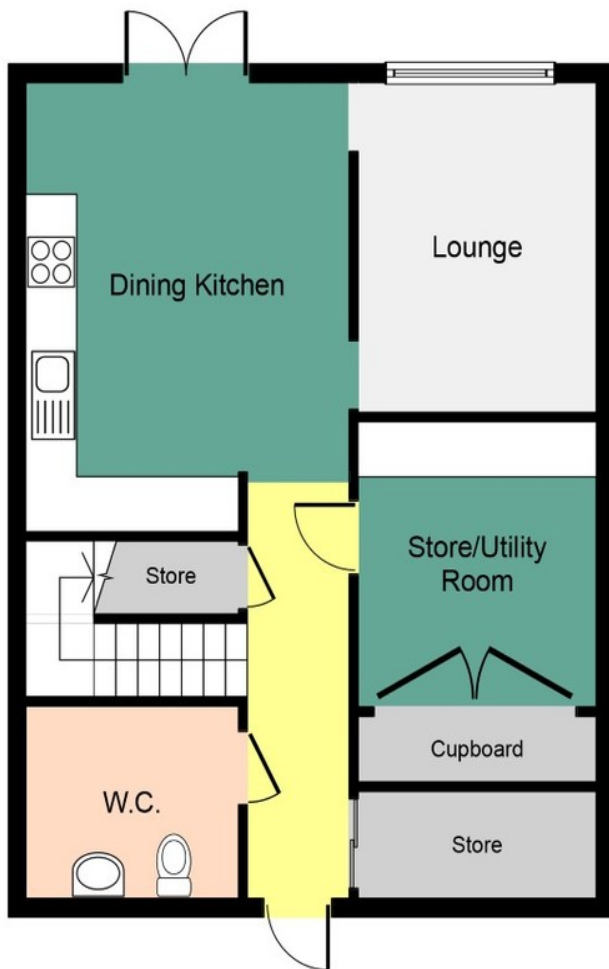
Burnshot Walk is in Oatlands, a popular neighbourhood of Glasgow, conveniently situated for the city centre and local transport routes. On the south bank of the River Clyde and approximately one mile south-east of the city centre, Oatlands itself has a shopping centre, an award-winning library and a learning centre. It also has leisure amenities and local schools all within easy reach.

VIEWINGS

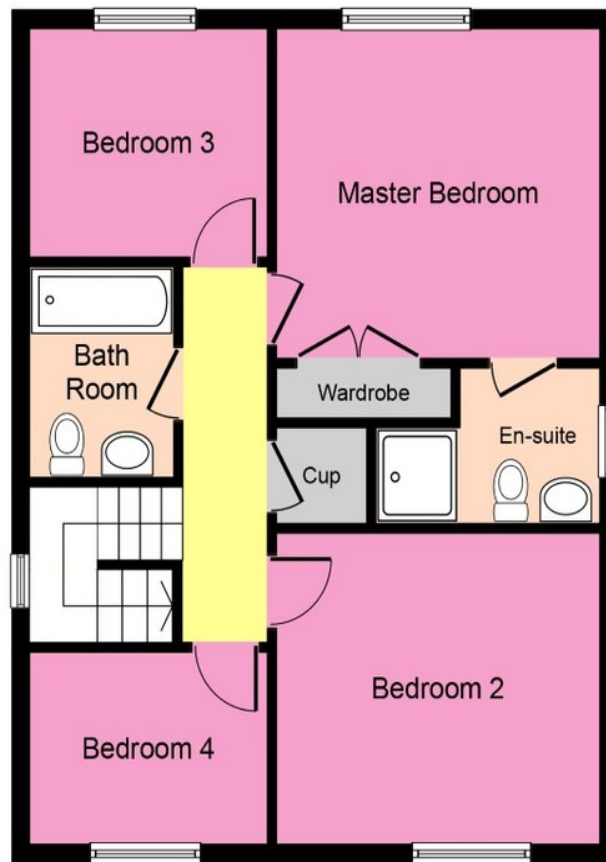
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this unique detached property has to offer.

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.



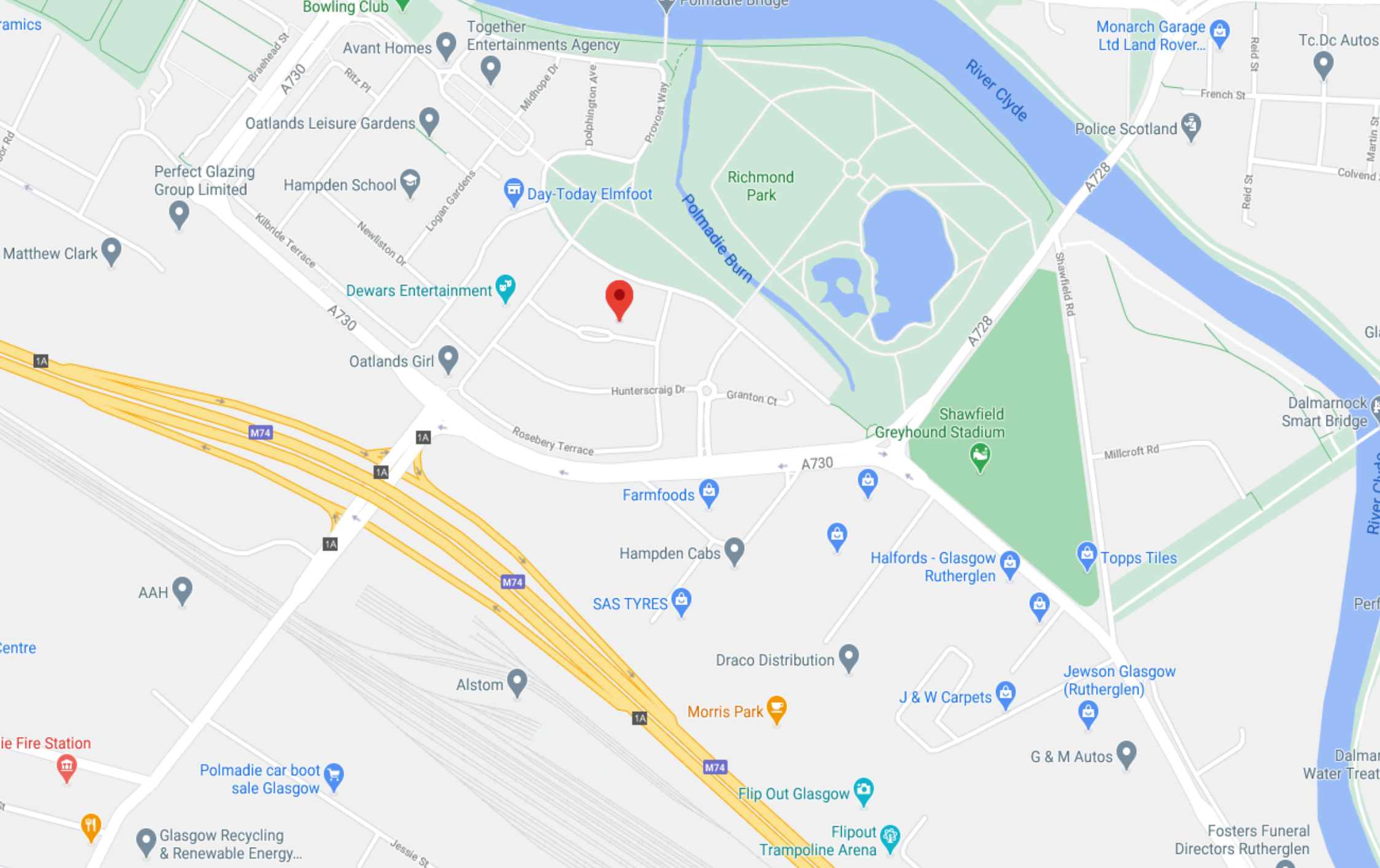


Ground Floor



First Floor





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.