

3/1, 11 Northpark Street, Firhill, Glasgow , G20 7AA

Offers Over £95,000



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MQ Estate Agents are delighted to present to the market this beautifully presented, third floor, traditional tenement flat in Firhill in Glasgow. The property comprises of reception hallway, open lounge/dining area with bay window, kitchen, master bedroom, bathroom, picturesque communal garden and ample on street parking. The property is in true walk in condition and further benefits from gas central heating throughout. This is a fantastic opportunity for a variety of purchasers to live in this vibrant and urban area including the first time buyer. Viewing is not to be missed.

MQ Assisted Move and Part Exchange is available.

#### LOUNGE

15' 8" x 9' 9" (4.792m x 2.988m) Inviting and bright lounge with great bay window, perfect spot for a dining table and providing fabulous views over the city. The electric fireplace provides an ideal focal point with feature wall surrounding this. Flooring is laid to carpet.

#### KITCHEN

11' 3" x 6' 2" (3.436m x 1.901m) Traditional, galley style kitchen with base mounted units with solid oak worktops. Ample space for an undermount fridge, freezer, oven and washing machine. These new items can also be incorporated into the sale if required. The oven is gas with a double oven. The room is complete with high quality oak flooring and a handy pulley system for air drying. There is also a sizeable cupboard providing excellent storage.



## MASTER BEDROOM

11' 6" x 0' 8" (3.507m x .224m) Lovely and bright master bedroom with picture window looking over the rear of the property. Flooring is laid to a cream carpet.

## BATHROOM

6' 3" x 6' 1" (1.908m x 1.876m) The bathroom comprises of a white, three piece suite of bath with Victorian style taps and overhead shower, wash hand basin with large mirror over and low flush WC. The room is partially tiled with tiled flooring

## GARDENS

The property benefits from well maintained communal garden space which is a variety of lawn, patio and flowerbeds. Perfect for enjoying in the warmer months.

## LOCATION

Firhill itself offers an abundance of opportunities to those who live there with a variety of local shops and big named supermarkets. There are fantastic transport links to the City Centre and beyond available via train, bus or motorway links. The Forth and Clyde Canal flows through Firhill and has recently enjoyed the benefits of a regeneration programme which have seen it rejuvenated. Firhill also offers a variety of sport and recreational facilities and is extremely convenient for Great Western Road and the West End.

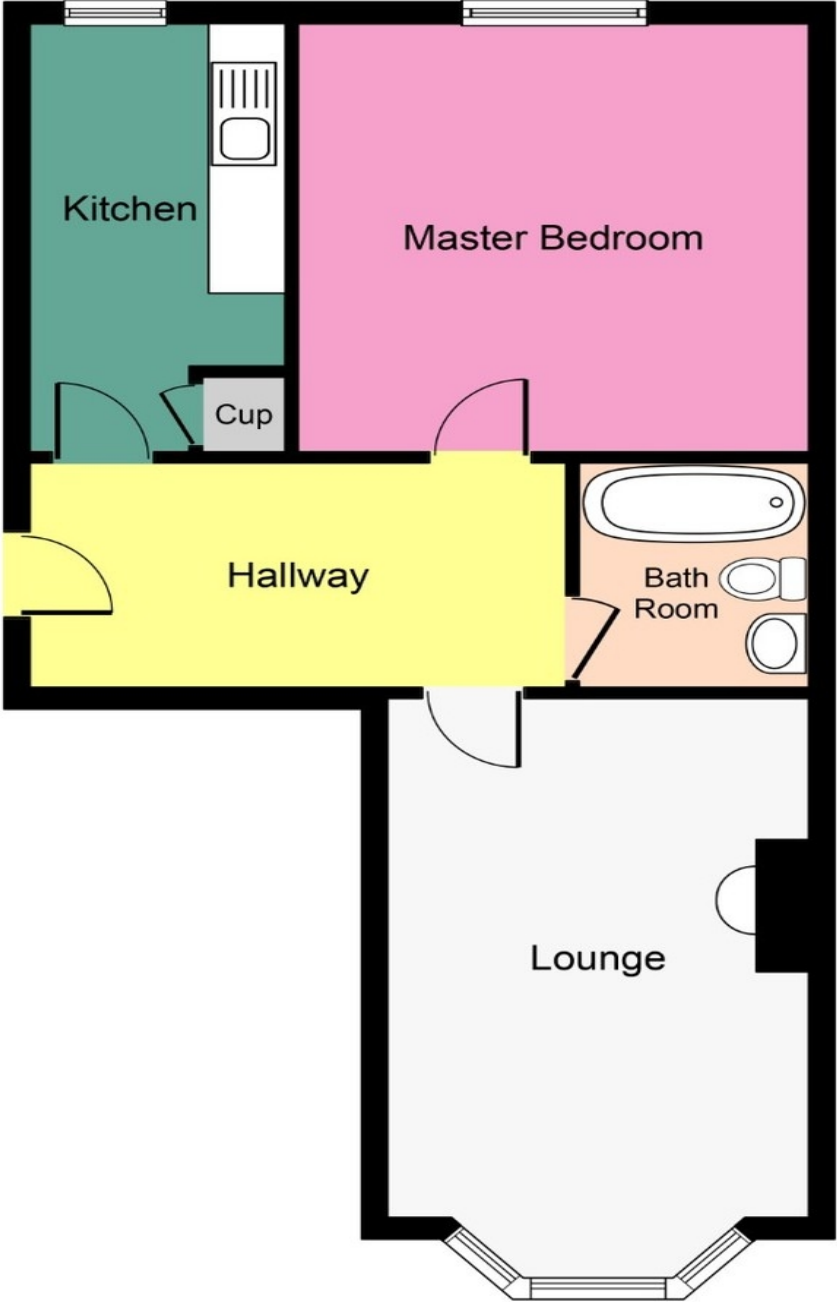
## VIEWINGS

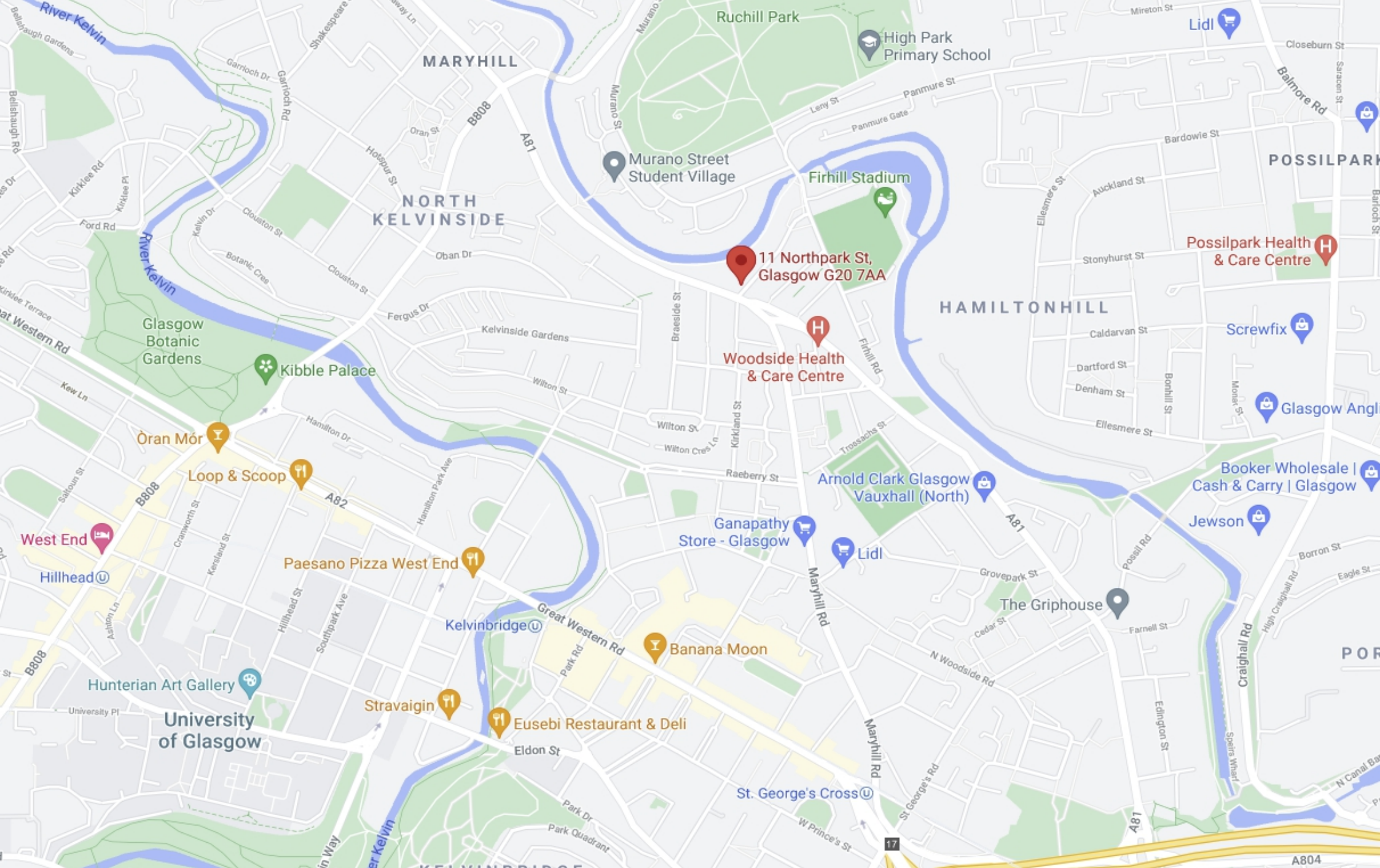
Early internal viewing is imperative to fully appreciate all that this beautiful and spacious flat has to offer.

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.









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