





MQ Estate Agents are delighted to bring to the market this wonderful traditional tenement, ground floor flat in the ever popular and bustling Pollokshields area. The flat comprises of entrance hallway accessed via storm doors, spacious lounge, dining kitchen, three bedrooms, bathroom and communal rear garden space. The property enjoys period features such as high ceilings and cornicing and would be an ideal investment for a variety of purchasers including those looking for a family home or the discerning buyer to let investor. The property further benefits from gas central heating and double glazing throughout.

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

#### LOUNGE

22' 7" x 14' 6" (6.893m x 4.425m) The bright and open lounge overlooks the front of the property. The beautiful bay window brings in an abundance of natural light. An ideal room for relaxing or entertaining family and friends.

#### KITCHEN

22' 1" x 10' 5" (6.738m x 3.185m) The dining kitchen is a great size and comprises of a variety of floor and wall mounted units in a wood effect finish with dark worktops. There is space for a free standing oven, washing machine, dishwasher and fridge freezer. Flooring is laid to a wood effect laminate.

#### BEDROOM ONE

13' 11" x 10' 9" (4.266m x 3.296m) The master bedroom overlooks the rear of the property. Flooring is laid to plush carpet. There is ample space for additional bedroom furniture.



## BEDROOM TWO

13' 0" x 10' 0" (3.966m x 3.059m) The second double bedroom overlooks the rear of the property. Flooring is laid to carpet.

## BEDROOM THREE

15' 11" x 8' 4" (4.856m x 2.564m) The third bedroom overlooks the front of the property, with flooring laid to carpet.

## BATHROOM

10' 3" x 5' 2" (3.138m x 1.591m) The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin. The room is complete with tiling and a chrome towel radiator.

## GARDENS

The property benefits from a communal rear garden space which is mainly laid to lawn.

## LOCATION

Quietly located in Pollokshields, there is a wide and varied array of amenities on offer which include schooling at pre-school, primary and secondary levels. The centre of Pollokshields offers a bustling collection of small bespoke shops as well as a sizeable supermarket for general day to day requirements. Cafés, bars and restaurants are also a feature of the area with more sporting and outdoor pursuits to be found. Regular bus links are available to neighbouring areas such as Strathbungo, Shawlands as well as Glasgow City Centre. Pollokshields has access to an excellent road infrastructure including the M74 motorway making it an ideal base for the commuters to Glasgow City Centre.



## VIEWINGS

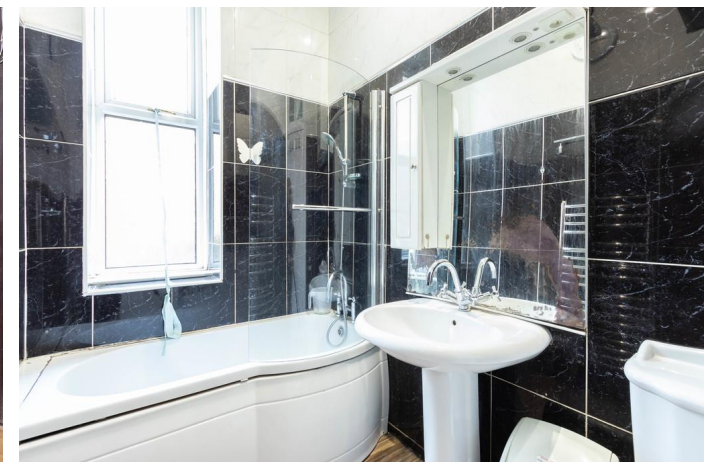
Viewing is highly recommended in order to appreciate this fantastic traditional tenement flat.

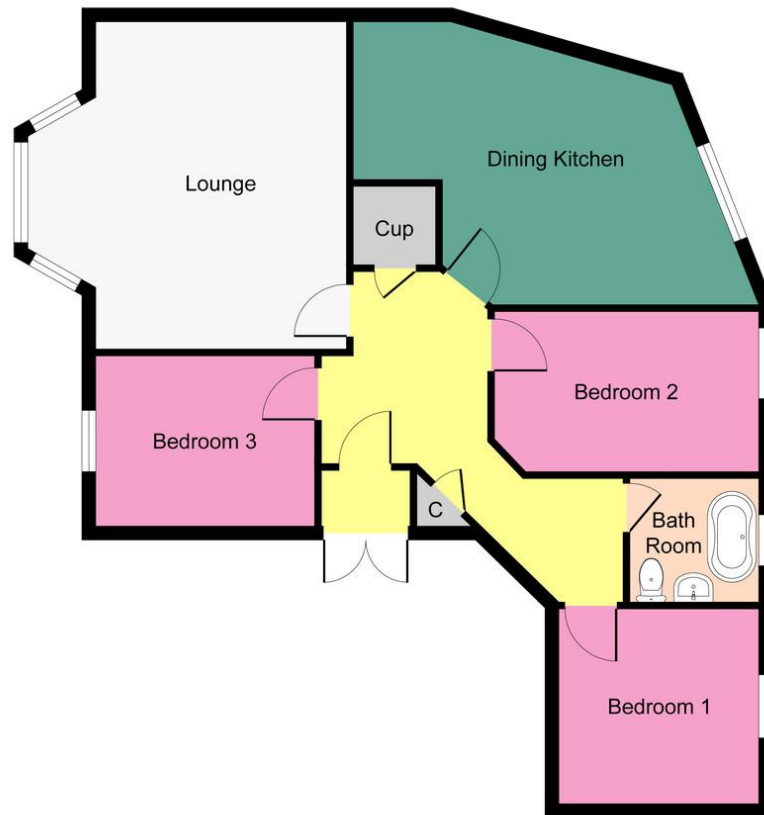
MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

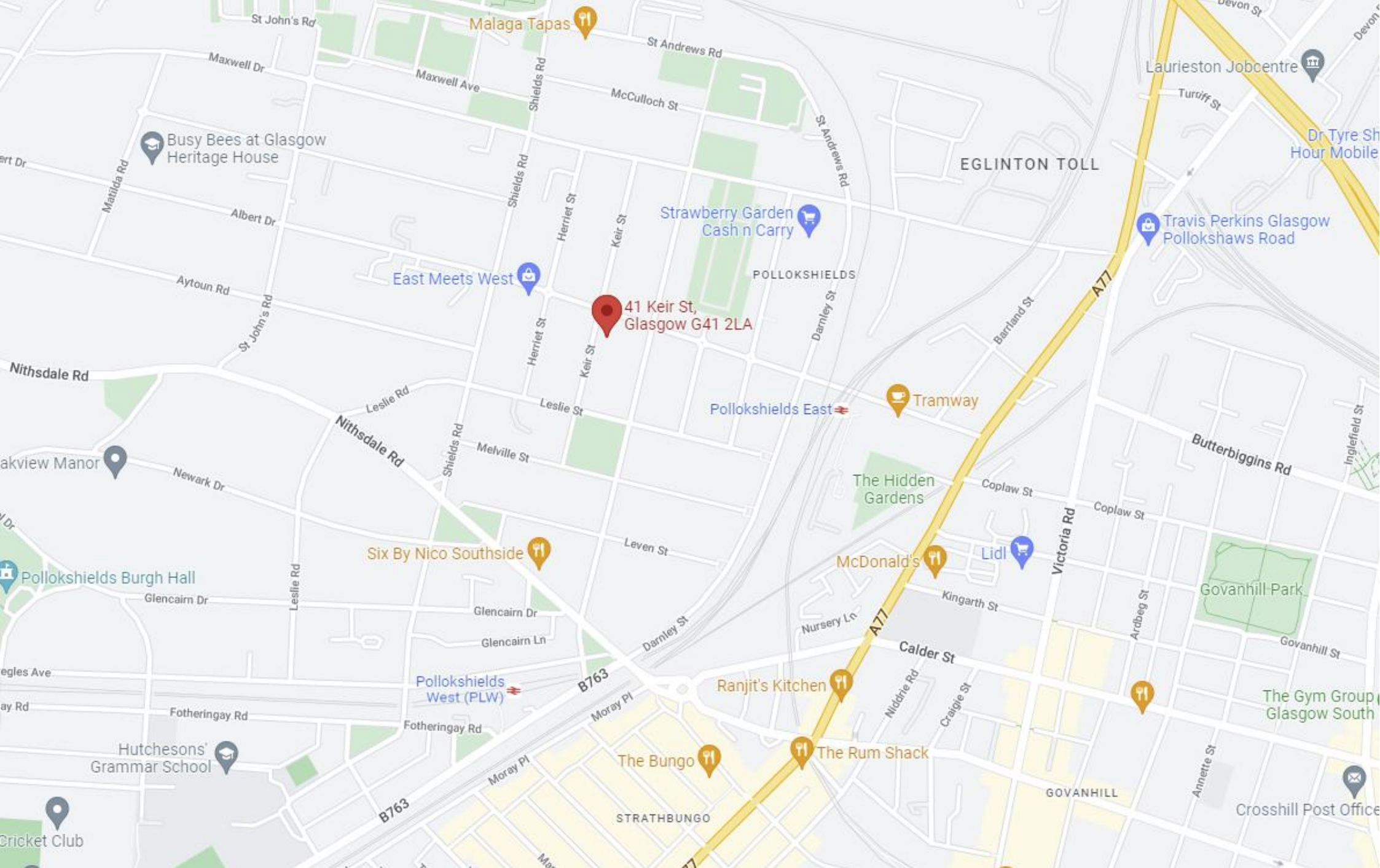




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