







MQ Estate Agents are delighted to present to the market this fantastic, third floor, immaculate, traditional tenement flat in the ever popular Scotstounhill area in Glasgow's West End. The property comprises of a bright lounge with bay window, kitchen, double bedroom, bathroom, communal garden space and there is ample residents parking. The property further benefits from gas central heating and double glazing throughout. This would be an ideal opportunity for a variety of purchasers including for the first time buyer or the discerning buy to let investor.

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

#### LOUNGE/DINING ROOM

16' 1" x 10' 4" (4.9m x 3.15m) The lounge and dining space overlooks the front of the property and the bay window floods the room with natural light. Walls are painted in warm, neutral tones and flooring is laid to a light, wood effect laminate. A perfect room for relaxing or entertaining family and friends.

#### KITCHEN

14' 7" x 5' 9" (4.44m x 1.75m) The kitchen is a traditional galley style kitchen with a variety of wall and floor mounted units in a white finish with complementing worksurfaces and a tiled splashback. There is space for a freestanding washing machine, tall fridge freezer and oven. There is a handy pulley air drier system in place.

#### BEDROOM

10' 4" x 10' 1" (3.15m x 3.07m) The bedroom overlooks the rear of the property. There is



ample space for additional bedroom furniture and walls are painted in a light colour scheme with flooring laid to carpet.

### BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin with storage unit below.

### GARDENS

The property enjoys a communal rear garden which is fully enclosed and mainly laid to lawn.

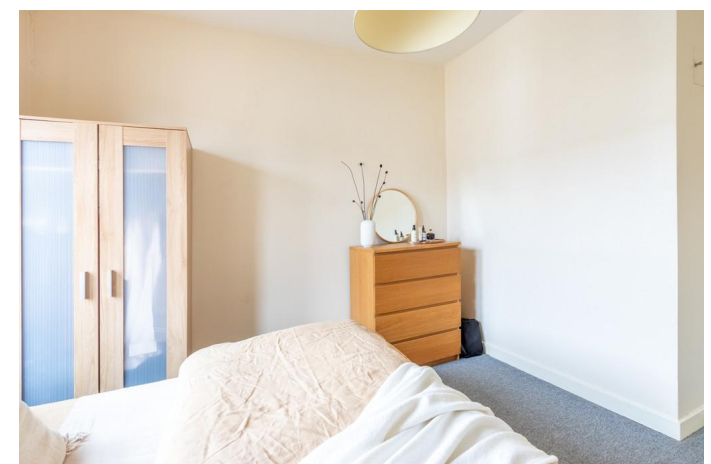
### LOCATION

Earl Street is located in the very desirable west end of Glasgow. There is lots to offer here such as great schooling at all levels, being nearby to a variety of restaurants, cafe's, pub's and art galleries. Scotstoun Leisure Centre and big named supermarkets are close by. You also have great access to transport links including railway, bus routes and access to the motorway. This is an ideal property in an ideal location and would suit a variety of applicants.

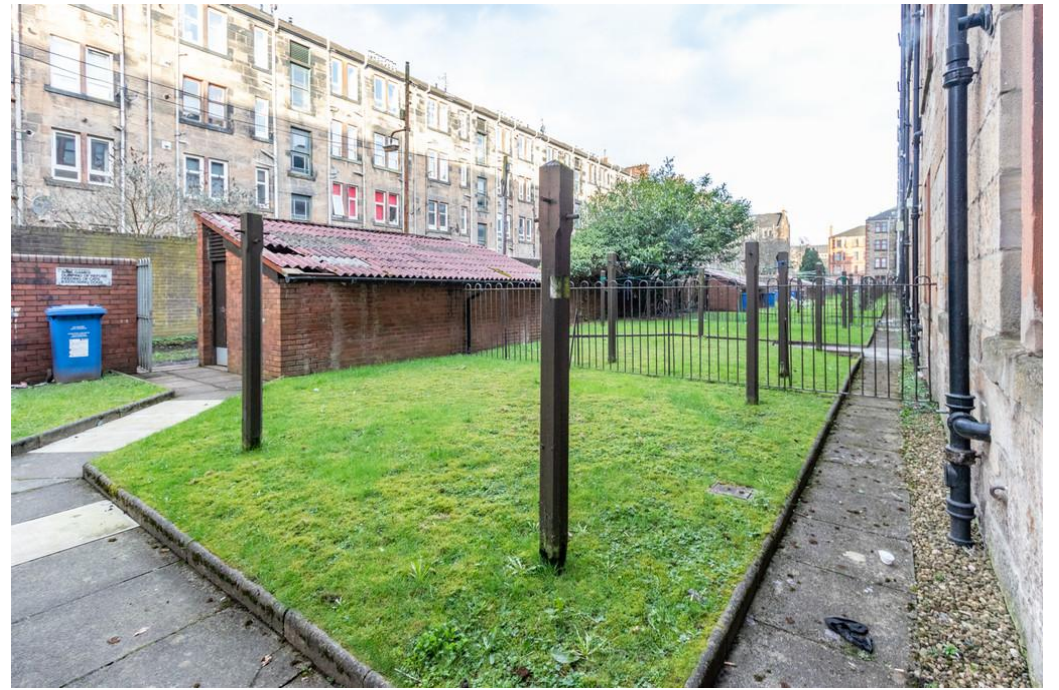
### VIEWINGS

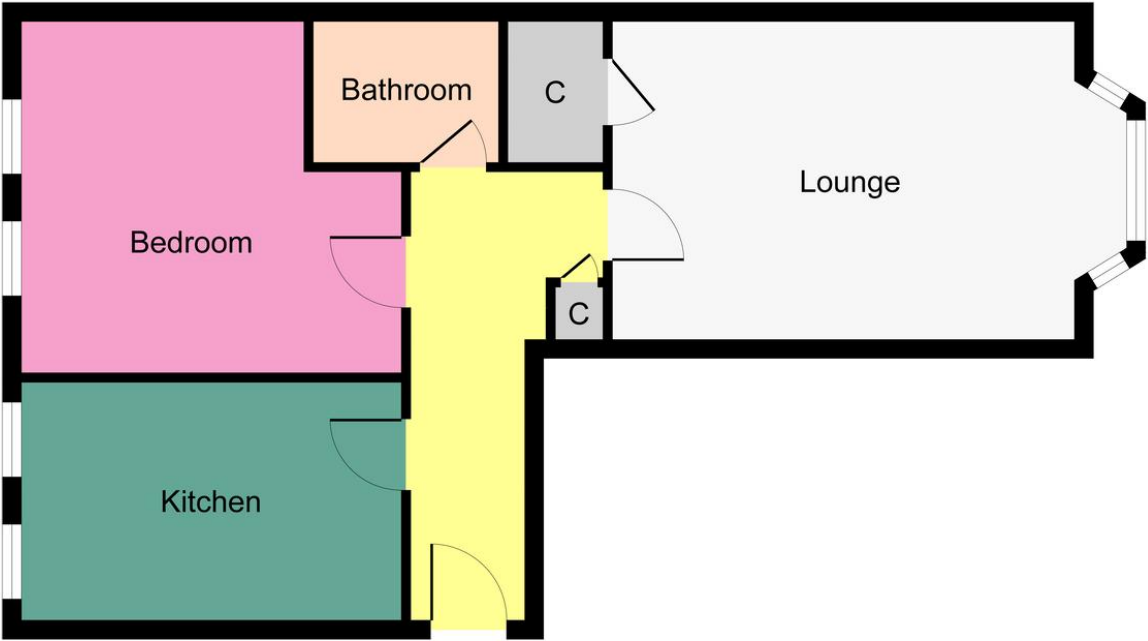
Early internal viewing is imperative to fully appreciate all that this beautiful and super flat has to offer.

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

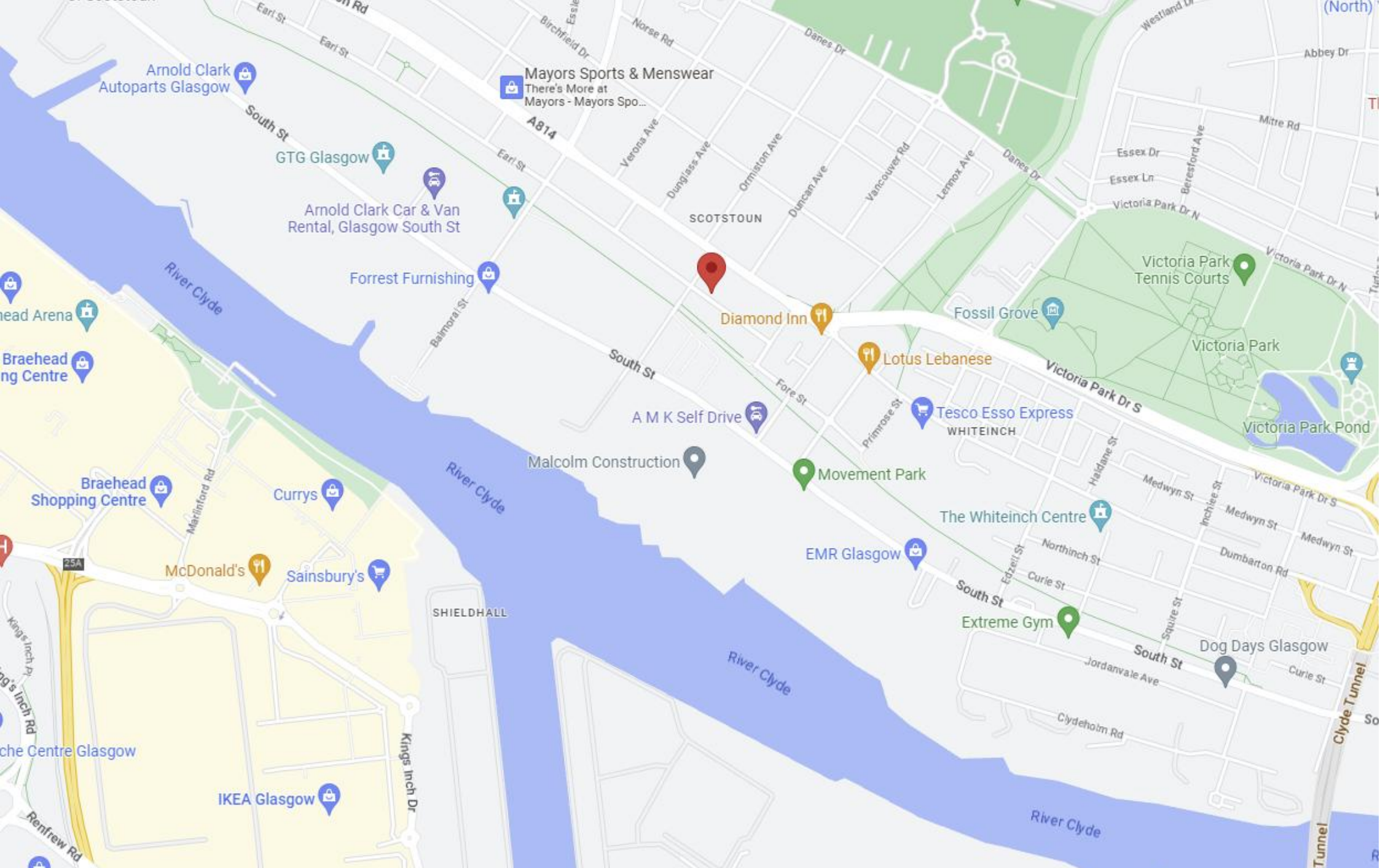












Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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