





MQ Estate Agents are proud to present to the market this fantastic, modern family home set in a quiet location in Tollcross in Glasgow's east end. The property is in walk in condition and comprises of a welcoming hallway, open plan lounge and dining space, recently fitted kitchen, three bedrooms, two of which are double, bathroom, garage with storage space and office space, front and rear gardens and driveway. The property further benefits from electric heating and double glazing throughout, new laminate flooring and a newly fitted roof. The property will appeal to a wide variety of purchasers and early viewing is highly recommended!

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

LOUNGE/DINING ROOM

24' 11" x 11' 1" (7.61m x 3.4m) A bright and airy open plan lounge and dining room with flooring laid to a contemporary grey laminate and walls painted a fresh white. The room is flooded with natural light with front and rear windows and there is an open archway to the kitchen.

KITCHEN

9' 11" x 8' 9" (3.04m x 2.67m) The recently fitted kitchen comprises of a variety of wall and floor mounted units in a gloss grey finish with complementing light worksurfaces. There is an integrated electric hob, oven and overhead extractor fan as well as a dishwasher and washing machine. There is space for a tall fridge freezer. From here there is access to the side and rear garden.

MASTER BEDROOM

12' 8" x 11' 10" (3.87m x 3.62m) The master bedroom overlooks the front of the property. Flooring is laid to grey laminate and walls



painted in a cool blue. There is fitted, mirrored wardrobes providing excellent storage space.

BEDROOM TWO

11' 10" x 9' 6" (3.62m x 2.9m) The second double bedroom overlooks the rear of the property. Flooring is laid to laminate and walls painted in a cool colour scheme. There is a deep cupboard providing good storage.

BEDROOM THREE

9' 6" x 8' 4" (2.92m x 2.55m) The third bedroom overlooks the front of the property with flooring laid to laminate.

BATHROOM

8' 4" x 5' 6" (2.55m x 1.68m) The fully tiled, immaculate bathroom comprises of a walk in, accessible shower, low flush WC and wash hand basin.

GARAGE/OFFICE

The garage has been converted to provide both storage space and the rear, a home office space.

GARDENS

The property benefits from good sized front and rear gardens. Both are mainly laid to lawn with the front having a long driveway and the rear having a decking and patio area. Ideal for enjoying all year round.

LOCATION

This 'east end oasis' has friendly neighbours and superb local school catchments and amenities, from shops and entertainment to transport links and green space, with easy access to the central motorway network for those with a commute. The wonderful Tollcross Park is nearby (kids will love the children's petting zoo) and The Glasgow Club-run International Swimming Centre with a range of leisure facilities and the Commonwealth Pool. There is easy access to



the Clyde walkway and a variety of outdoor walks and trails. The ever-valuable M74 motorway extension is just down the road opening up an easy commute through central Scotland.

VIEWINGS

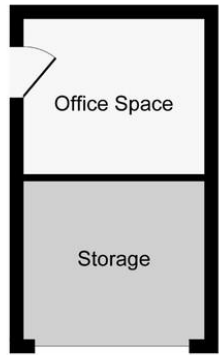
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this superb family home has to offer.

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.

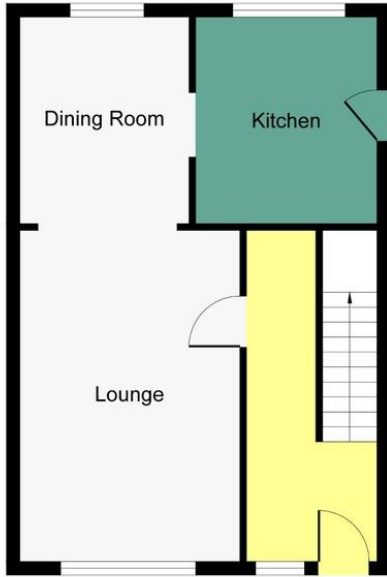




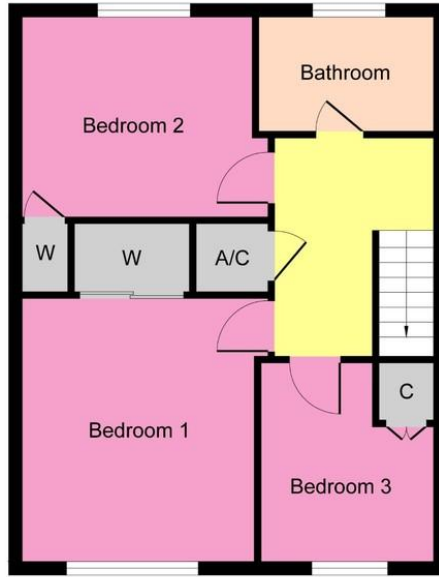




Outbuilding

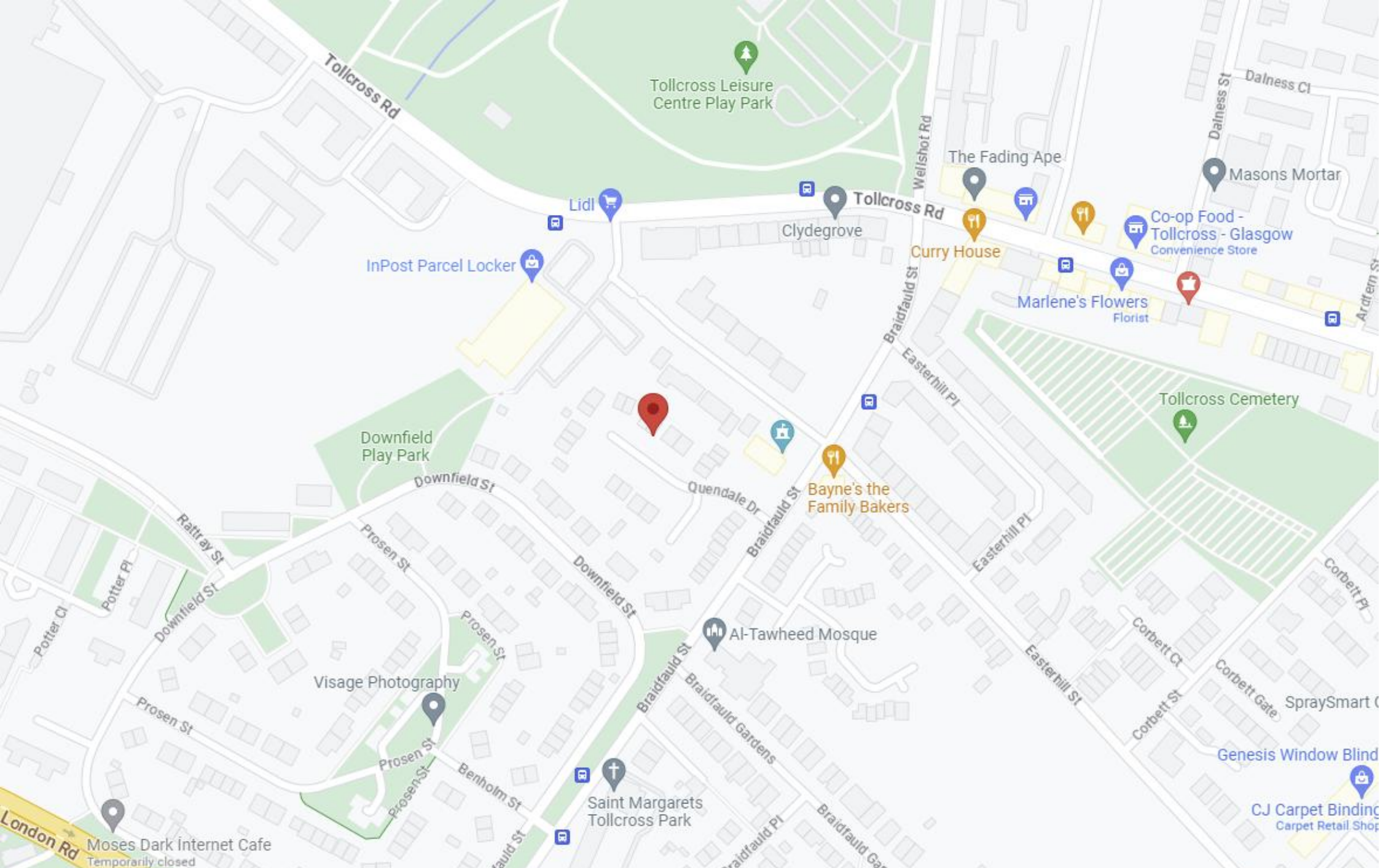


Ground Floor



First Floor





Call free on 0800 074 8585

www.mqestateagents.co.uk

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