

2/2, 24 Dunearn Street, Woodlands, Glasgow. G4 9EF

Offers Over £250,000





****A DEGREE OF WORK IS REQUIRED TO ENHANCE THIS PROPERTY AND FURTHER INCREASE VALUE****

MQ Estate Agents are delighted to present to the investor market this second floor, traditional tenement flat in Woodlands. This is a fantastic opportunity to create your own luxury pad in Glasgow's prime West End. The spacious flat comprises of a spacious hallway, a large lounge and dining room to the front of the property with bay window, three double bedrooms, a family bathroom and communal garden space. Once the internal works are complete, the property would be one of the finest in a prime West End location. The property has various charming traditional features including detailed cornicing and high ceilings. Early viewing is essential.

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

LOUNGE/DINING ROOM

16' 8" x 13' 1" (5.1m x 4m)

DINING KITCHEN

19' 0" x 8' 10" (5.8m x 2.7m)

BEDROOM ONE

16' 8" x 10' 9" (5.1m x 3.3m)

BEDROOM TWO

14' 9" x 9' 10" (4.5m x 3m)

BEDROOM THREE

14' 9" x 9' 2" (4.5m x 2.8m)

BATHROOM

16' 8" x 4' 11" (5.1m x 1.5m)



GARDENS

The property benefits from a communal garden space which is mainly laid to lawn and shrubbery. Perfect for enjoying in the warmer months.

LOCATION

The property is exceptionally well placed for an enviable selection of amenities on Great Western Road, Woodlands Road and Byres Road where you have a large selection of high end restaurants, cafes and entertainment. Together with excellent transport links, being in walking distance to Kelvingrove Park and easy access to The University of Glasgow, this is an incredibly convenient West End location.

VIEWINGS

Viewing is by appointment only and early internal viewing is advised to fully appreciate all that this spacious, traditional flat has to offer.

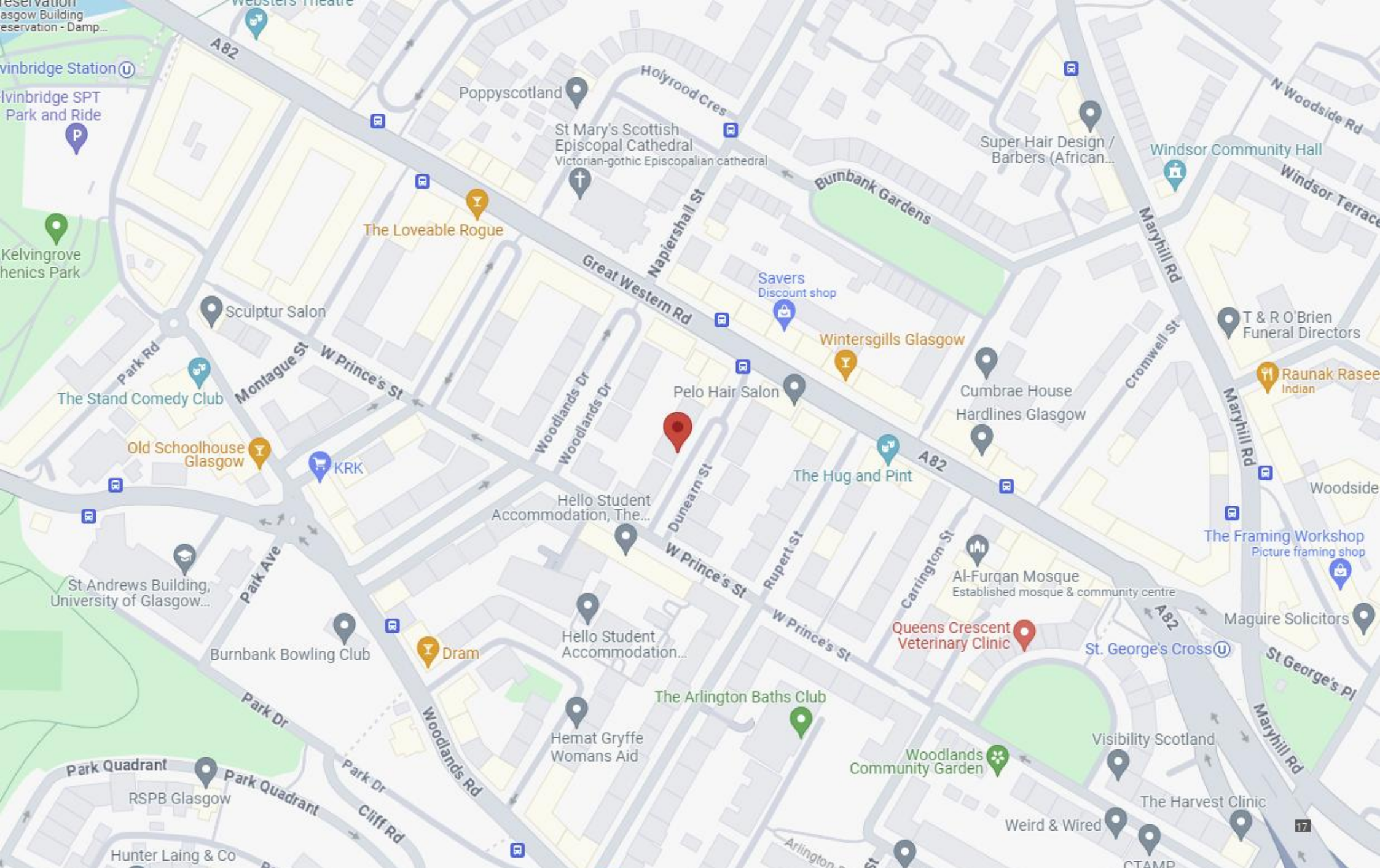
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm to arrange your viewing or valuation appointment.







Estate Agents
& Lettings



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.