

2/2, 13 Temple Gardens, Anniesland, Glasgow. G13 1JJ

Offers Over £125,000





MQ Estate Agents are proud to present to the market this fantastic, recently renovated traditional tenement flat in Temple Gardens, Anniesland. The open plan design, attention to detail and quality finishes will make this apartment very popular and early viewing is recommended. The property itself comprises of an open plan lounge with bay window and a fully integrated breakfasting kitchen, double bedroom, contemporary bathroom and a well maintained communal garden space. The property further benefits from a secure door entry system, gas central heating and double glazing throughout.

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

#### LOUNGE/DINING/KITCHEN

17' 11" x 17' 2" (5.48m x 5.257m) The open plan lounge, kitchen and dining space overlook the front of the property. The room enjoys plenty of natural light thanks to the bay window. The room is decorated in a calming, earthy colour scheme with flooring laid to a wood effect laminate. In the kitchen area there is a great variety of wall and floor mounted units in a light finish with complementing worksurfaces. Integrated appliances include a tall fridge freezer, washing machine, oven, hob and an overhead extractor fan. The room is complete with a breakfast bar area and spotlight lighting.

#### BEDROOM

13' 11" x 10' 3" (4.264m x 3.146m) The bedroom overlooks the rear of the property. There is ample space for additional bedroom furniture and flooring is laid to plush grey carpet.



## BATHROOM

8' 1" x 5' 6" (2.485m x 1.696m) The elegant bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin with fitted storage below. The room is complete with a chrome towel radiator and wall panelling.

## GARDENS

The pleasant, rear, communal garden space is a well maintained, fully enclosed area mainly laid to lawn. Perfect for enjoying all year round.

## LOCATION

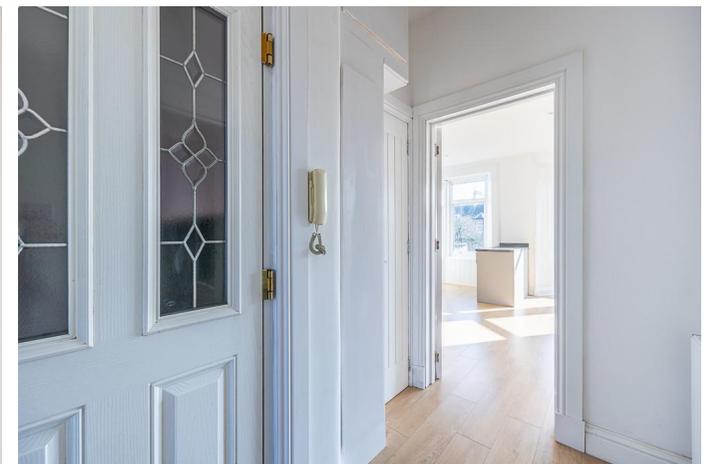
Temple Gardens is centrally located a short distance from Great Western Road and a few minutes walk from Anniesland Cross. Anniesland rail station is within a short walk offering rail links to Glasgow City Centre and Edinburgh. A variety of supermarkets are within a short walk from this property including Morrisons, M&S Food and Aldi. Anniesland is conveniently located close to Clyde Tunnel offering accessing commute via M8 motorway network to Glasgow City Centre, Edinburgh, Glasgow Airport and beyond.

## VIEWINGS

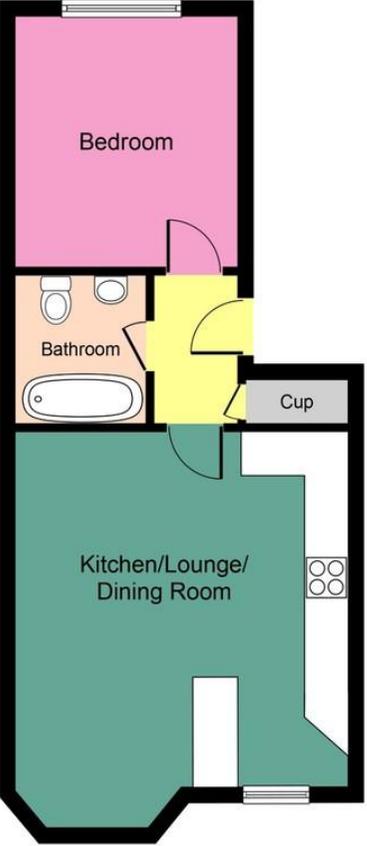
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful apartment has to offer.

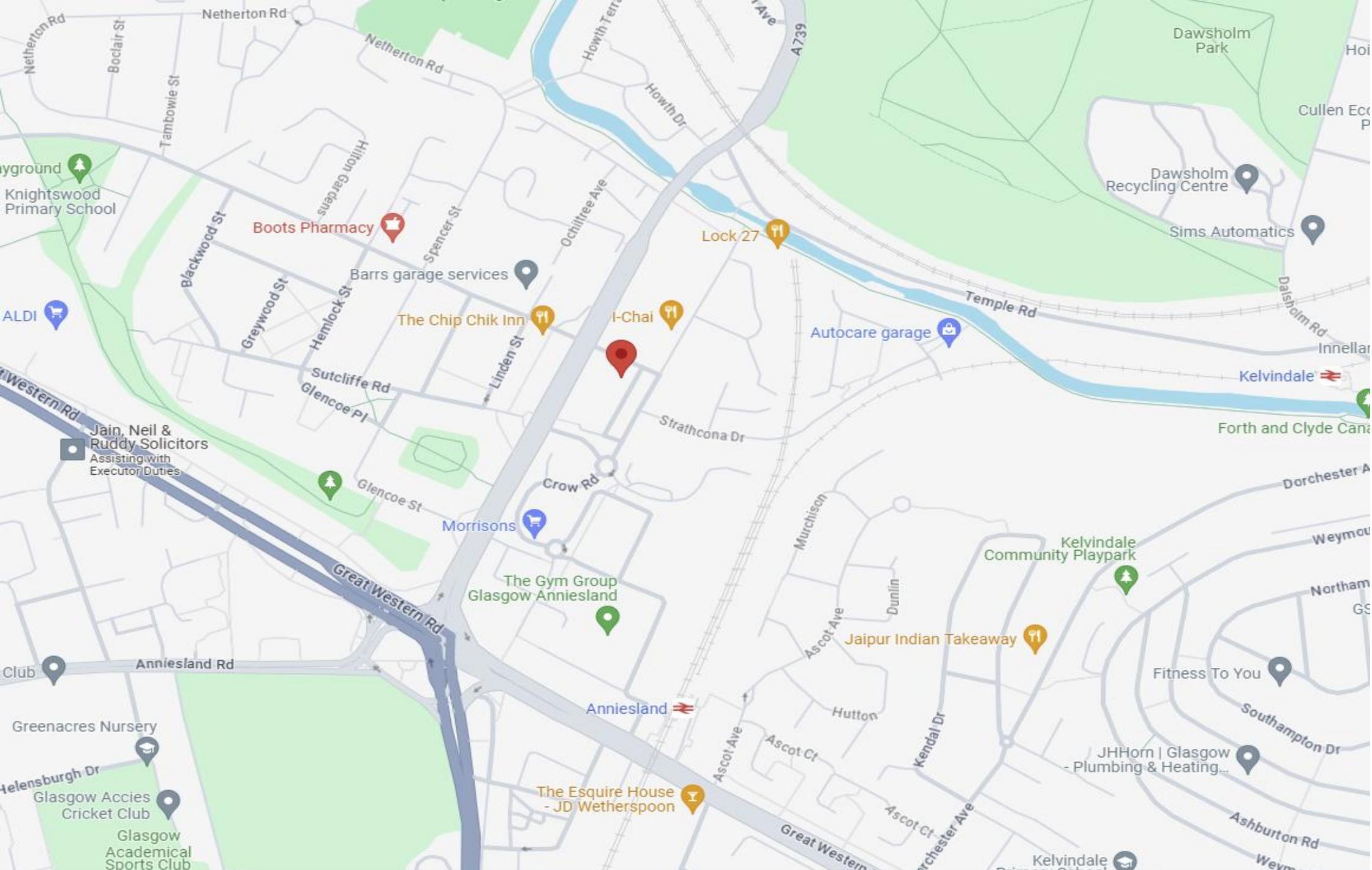
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











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