





MQ Estate Agents are proud to present to the market this substantial, modern, detached villa which is located within a quiet, family, residential estate in Parkhouse in Glasgow. The property boasts a lounge area, dining kitchen, four double bedrooms, one with en-suite shower room, family bathroom, utility room, WC, garage, double driveway and front and rear gardens. The property further benefits from gas central heating and double glazing throughout. This is an exciting opportunity for a variety of purchasers, especially those looking to upsize their family home. Early viewing is highly recommended.

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

LOUNGE

16' 2" x 12' 0" (4.95m x 3.68m) The lounge overlooks the front of the property and is an ideal space for entertaining friends and family. Flooring is laid to wood effect laminate and walls are painted in a light tone with a built in media feature wall with insets and ambient lighting.



DINING KITCHEN

25' 7" x 11' 6" (7.8m x 3.51m) The dining kitchen is a generous size and comprises of a good variety wall, floor and tower mounted units in a white and dark grey gloss finish with complementing worksurfaces. Integrated appliances include a fridge freezer, dishwasher, gas hob, electric oven and separate grill. Just off the kitchen there is access to the utility room which has further units, sink and space for a freestanding washing machine and tumble drier. There is also access to the WC from here and access to the rear garden via the French doors.

MASTER BEDROOM

16' 1" x 13' 5" (4.92m x 4.09m) The master bedroom overlooks the front of the property. The room is decorated in a light colour scheme with flooring laid to wood effect laminate. There is fantastic storage space with a fitted wardrobe.

BEDROOM TWO

11' 1" x 10' 2" (3.4m x 3.11m) The second double bedroom overlooks the rear of the property. Flooring is laid to a rich, wood effect laminate. There is generous storage with a mirrored, fitted wardrobe.

BEDROOM THREE

11' 5" x 8' 9" (3.5m x 2.69m) The third double bedroom is to the rear of the property. Flooring is laid to carpet and walls are painted in a light tone.

BEDROOM FOUR

10' 2" x 9' 9" (3.1m x 2.98m) The fourth double bedroom overlooks the front of the property. Flooring is laid to a wood effect laminate and walls are painted in a cool blue. Again there is generous storage with a mirrored fitted wardrobe plus there is a separate deep cupboard.

BATHROOM

The family bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin. The room has a decorative tile surrounding the bath and shower.

EN-SUITE SHOWER ROOM

The en-suite shower room comprises of a white three piece suite of fully enclosed shower, low flush WC and wash hand basin.



UTILITY ROOM

The utility room is just off the kitchen. There is a sink, cupboard and space for a washing machine and tumble drier.

WC

The WC consists of a wash hand basin and low flush WC.

GARDENS

The property benefits from a front and rear garden space. The front is a mixture of lawn and a two car driveway. The rear is fully enclosed, level and mainly laid to lawn.







LOCATION

Glenmill Road is ideally located in Parkhouse in Glasgow. The estate is a modern, quiet, development for families with plenty of greenspace and swing parks. There are great walkways nearby to enjoy recreational pursuits as well as Roukenglen Park which is only a short drive away. There is a wealth of local amenities available with big named supermarkets, pharmacies, retail opportunities and cafes. Schooling is available locally at all levels and there is great transport links with easy access to the M8 motorway taking you to Glasgow, Edinburgh or beyond as well as a regular bus and rail service.

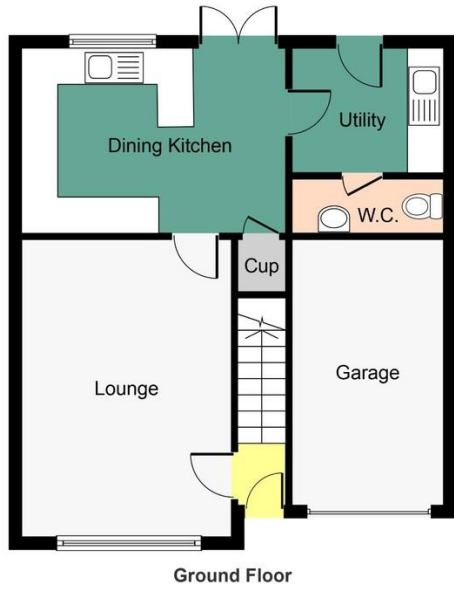
VIEWINGS

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

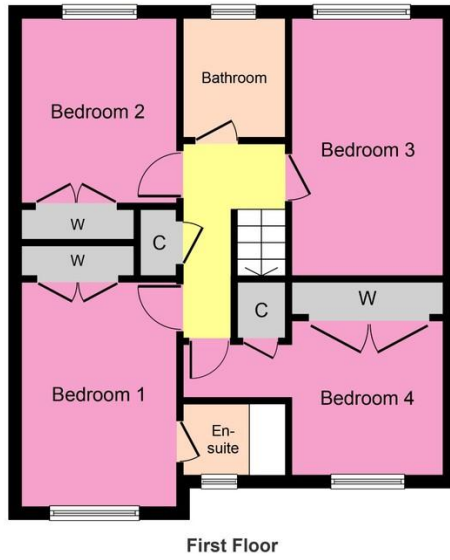
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.





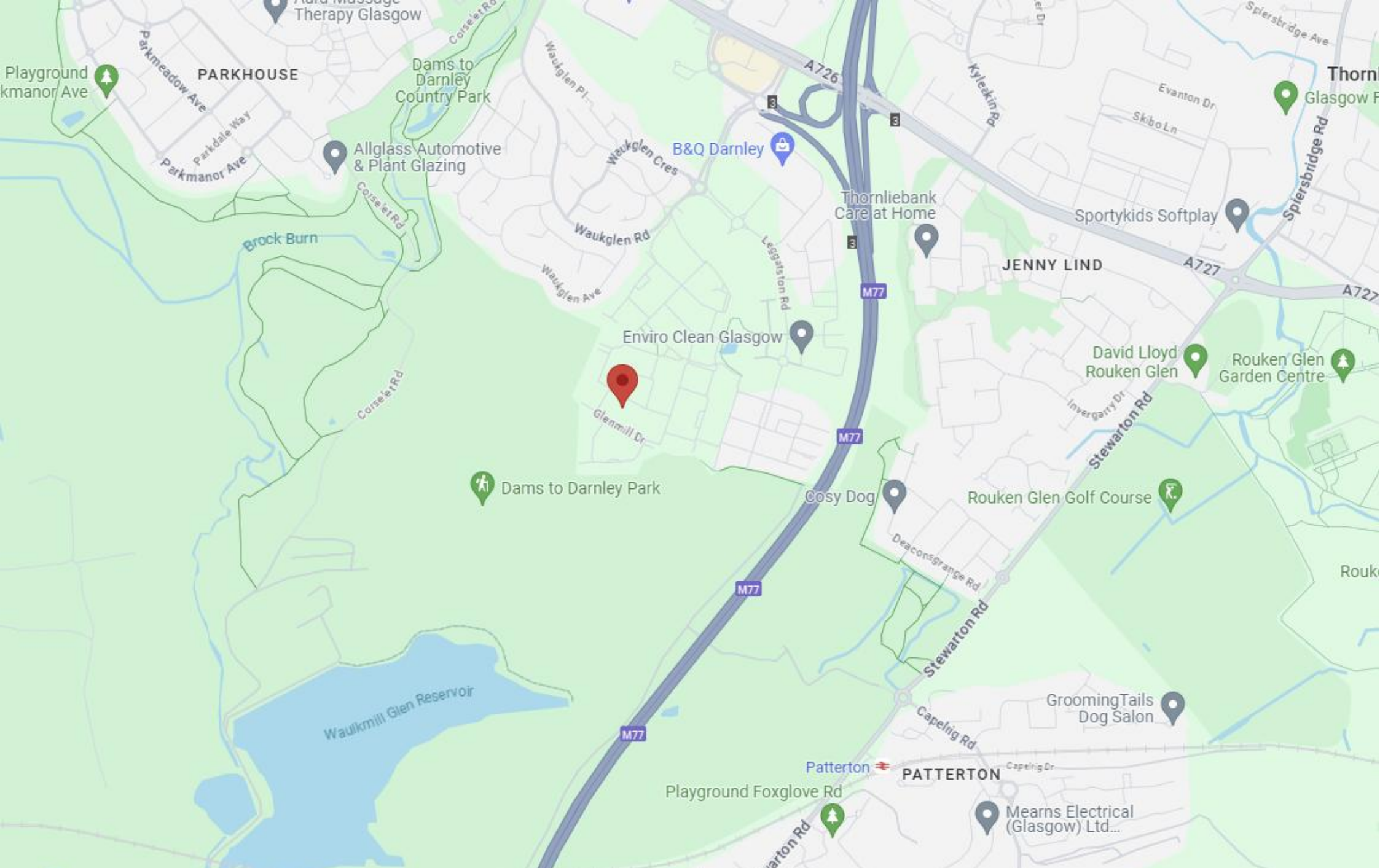


Ground Floor



First Floor





Call free on 0800 074 8585

www.mqestateagents.co.uk

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