





MQ Estate Agents are delighted to present to the market this seldom available, spacious and immaculate, modern detached family home in a well established residential estate in Garthamlock. The property comprises of a grand entrance hallway, lounge, open plan kitchen and dining space, three double bedrooms, family bathroom, en-suite shower room, garage, double driveway and wraparound gardens. The property further benefits from gas central heating and double glazing throughout. This would be an ideal investment for a variety of purchasers including those looking for their first family home or those looking to upsize.

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

RECEPTION HALL

The entrance hallway is a welcoming and impressive space with mirrored wall and glass balustrade. Flooring is laid to a contemporary grey floor tile. There is access to the lounge, kitchen and WC from here.

LOUNGE

16' 8" x 11' 1" (5.1m x 3.4m) The lounge overlooks the front of the property. Flooring is laid to the same, high quality, grey floor tile which continues throughout the lower floor. Walls are painted in grey and there is open access to the dining area and kitchen.

DINING KITCHEN

26' 2" x 11' 1" (8m x 3.4m) The dining and kitchen area is a substantial size, allowing for a variety of layouts to suit all needs. There is French doors leading to the rear garden. In the kitchen area, there is a variety of wall, floor and tower mounted units in a white finish with complementing worksurfaces and a tiled splashback. Integrated appliances include a gas



hob, an electric oven and grill combination and dishwasher. There is space for a freestanding washing machine and an American style fridge freezer.

MASTER BEDROOM

16' 4" x 10' 9" (5m x 3.3m) The master bedroom is a great size and has a fitted, mirrored wardrobe for storage, Flooring is laid to a grey laminate and walls are decorated in a Hague blue. There is access to the en-suite shower room.

BEDROOM TWO

8' 10" x 8' 2" (2.7m x 2.5m) The second double bedroom overlooks the front of the property. The room is decorated in bright colours and there is a fitted wardrobe for storage.

BEDROOM THREE

11' 5" x 9' 6" (3.5m x 2.9m) The third bedroom overlooks the rear of the property. There is a mirrored, fitted wardrobe for storage and the room has a vibrant feature wall.

BATHROOM

7' 6" x 6' 6" (2.3m x 2m) The family bathroom is an elegant room which comprises of a white, three piece suite of a jacuzzi bath with shower attachment, low flush WC and wash hand basin with fitted storage below. The room is complete with a decorative wall tile and a chrome towel radiator.

EN-SUITE SHOWER ROOM

7' 2" x 4' 11" (2.2m x 1.5m) The fully tiled en-suite shower room comprises of a white, three piece suite of a fully enclosed shower, low flush WC and wash hand basin.



WC

A low flush WC and wash hand basin.

GARAGE

16' 8" x 7' 10" (5.1m x 2.4m) A garage providing great storage or which could be renovated into a fourth bedroom.

GARDENS

The property enjoys wraparound gardens. To the front there is a two car driveway with lawn. The rear is fully enclosed, level and mainly laid to lawn.







LOCATION

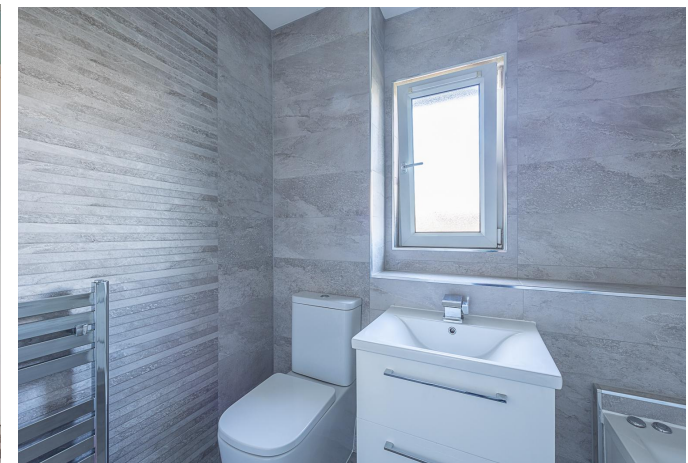
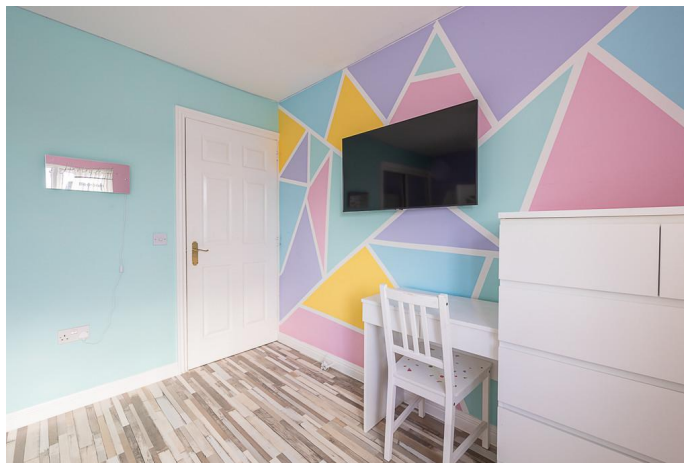
Craigievar Street is just over 5 miles from Glasgow's city centre and benefits from many local amenities, with everything you need for day-to-day living close to hand. There's a Morrison's supermarket nearby, as well as the Glasgow Fort shopping park which includes nearly 100 popular high street shops. You'll also find many well-known food outlets there, plus a multiscreen cinema and a DW Fitness First gym. There are also a host of schooling available at all levels nearby and access to the M8 motorway is less than 5 minutes away.

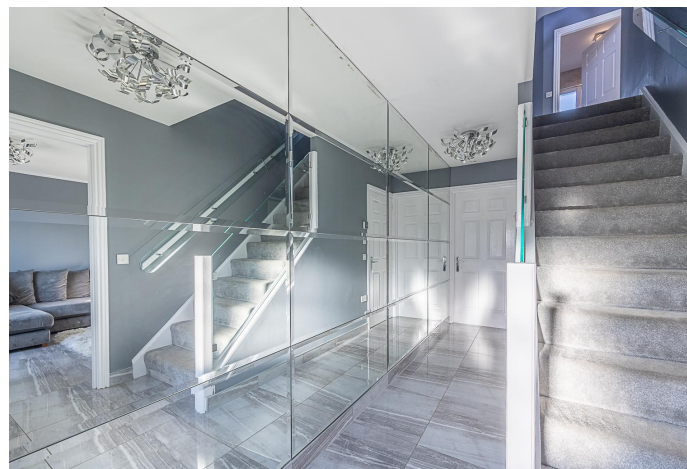


VIEWINGS

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

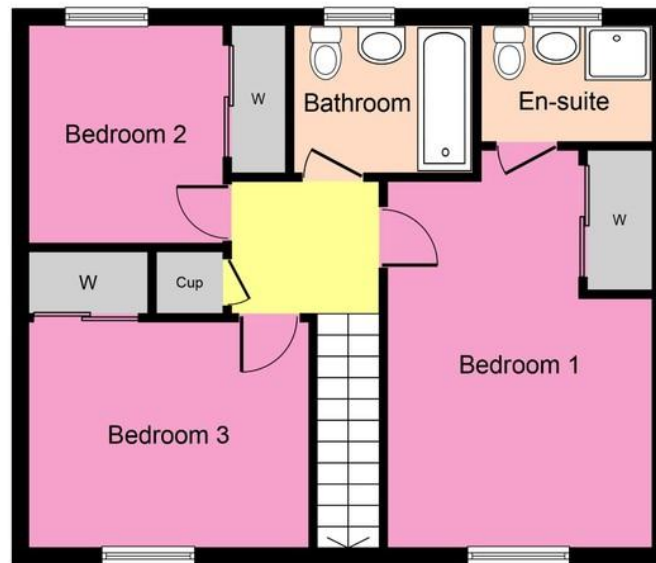




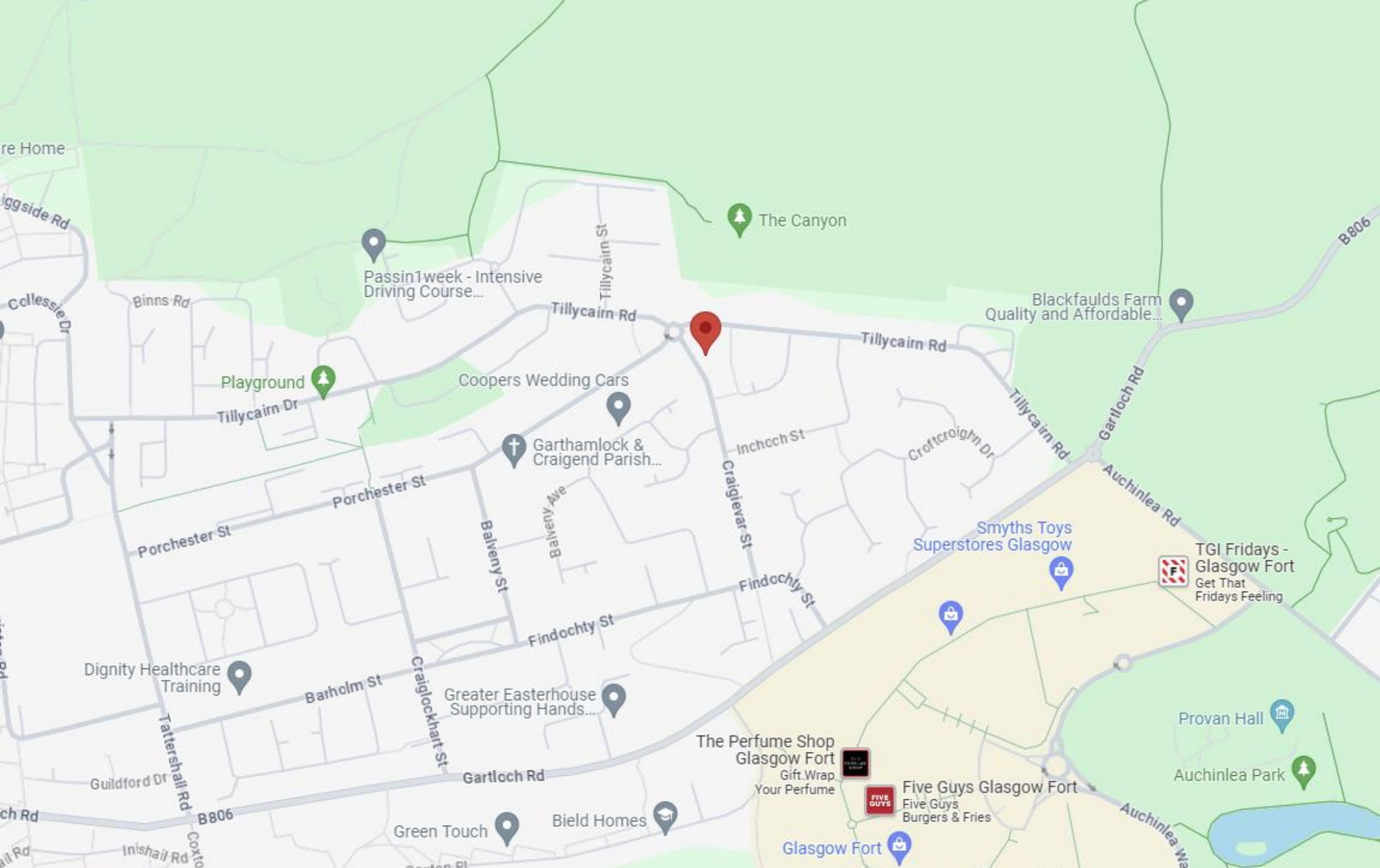




Ground Floor



First Floor



Call free on 0800 074 8585

www.mqestateagents.co.uk

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