





MQ Estate Agents are proud to bring to the market this beautiful and spacious second floor, traditional tenement flat in the ever popular Shawlands in Glasgow. This flat has been renovated to a high standard whilst retaining many original features which make it really stand out from the rest. The property comprises of a spacious entrance hallway with a large store cupboard, a bright lounge with bay window and open plan contemporary kitchen, two double bedrooms, an elegant bathroom and rear communal garden space. The property further benefits from gas central heating and double glazing throughout (most windows have brand new double glazing installed). This is an opportunity not to be missed and would appeal to a wide variety of purchasers. Viewing is highly recommended.

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

LOUNGE/DINING/KITCHEN

29' 2" x 11' 5" (8.9m x 3.5m) The lounge, dining and kitchen space is a fantastic, bright space with a bay window which floods the room with natural light. Flooring is laid to a high quality wood effect laminate and walls are painted in a neutral colour scheme. The fireplace makes the ideal focal point. In the kitchen area, there is a variety of wall and floor based units in a grey finish with complementing light worksurfaces. There is an integrated electric hob and oven, washing machine and dishwasher. There is space for a freestanding American style fridge freezer. The kitchen space is complete with spotlight lighting.

MASTER BEDROOM

17' 0" x 11' 5" (5.2m x 3.5m) The master



bedroom is a large space with ample space for additional bedroom furniture. Flooring is laid to a light carpet and walls painted in earthy tones. There is a large cupboard which has adaptable uses. There is potential for this to be an en-suite as has been done in other properties.

BEDROOM TWO

13' 9" x 10' 2" (4.2m x 3.1m) The second double bedroom overlooks the front of the property. Again there is ample space for additional bedroom furniture. Flooring is laid to carpet with walls painted in a neutral colour scheme.

BATHROOM

13' 5" x 4' 11" (4.1m x 1.5m) The bathroom is wonderfully finished and comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin with mirrored storage above. The room is complete with spotlight lighting and a decorative stone effect tiling around the bath and along one wall.

GARDENS

The rear communal garden is mainly laid to lawn with paving and a communal drying area.

LOCATION

Trefoil Avenue is conveniently located in Shawlands in Glasgow's very popular south west. There are a variety of opportunities available locally with restaurants, delicatessens, shops and leisure facilities such as Pure Gym, Queens Park and the Tramway Theatre. There are fantastic transport links with regular bus services along Pollokshaws Road and Kilmarnock Road and you have Shawlands Train Station a short walk away. Access to the M8 motorway is also very handy giving easy access



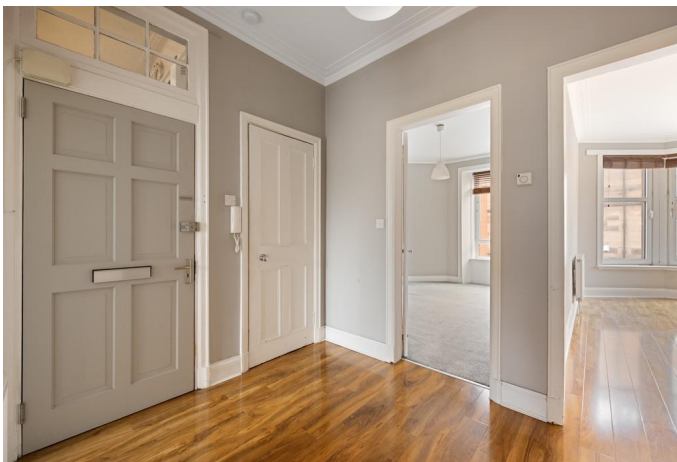
to Glasgow City Centre, Edinburgh and beyond.

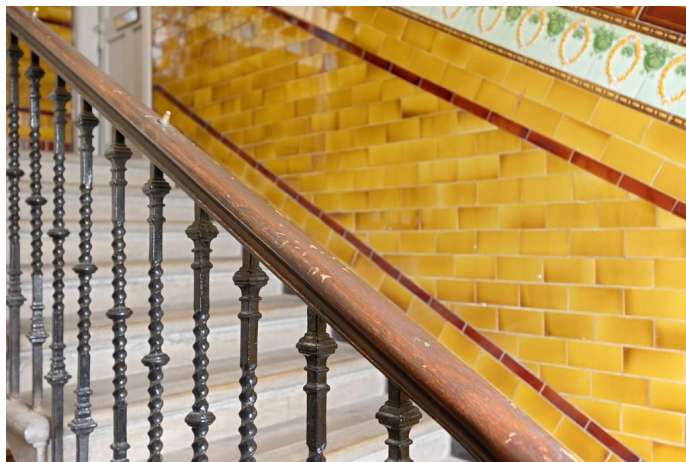
VIEWINGS

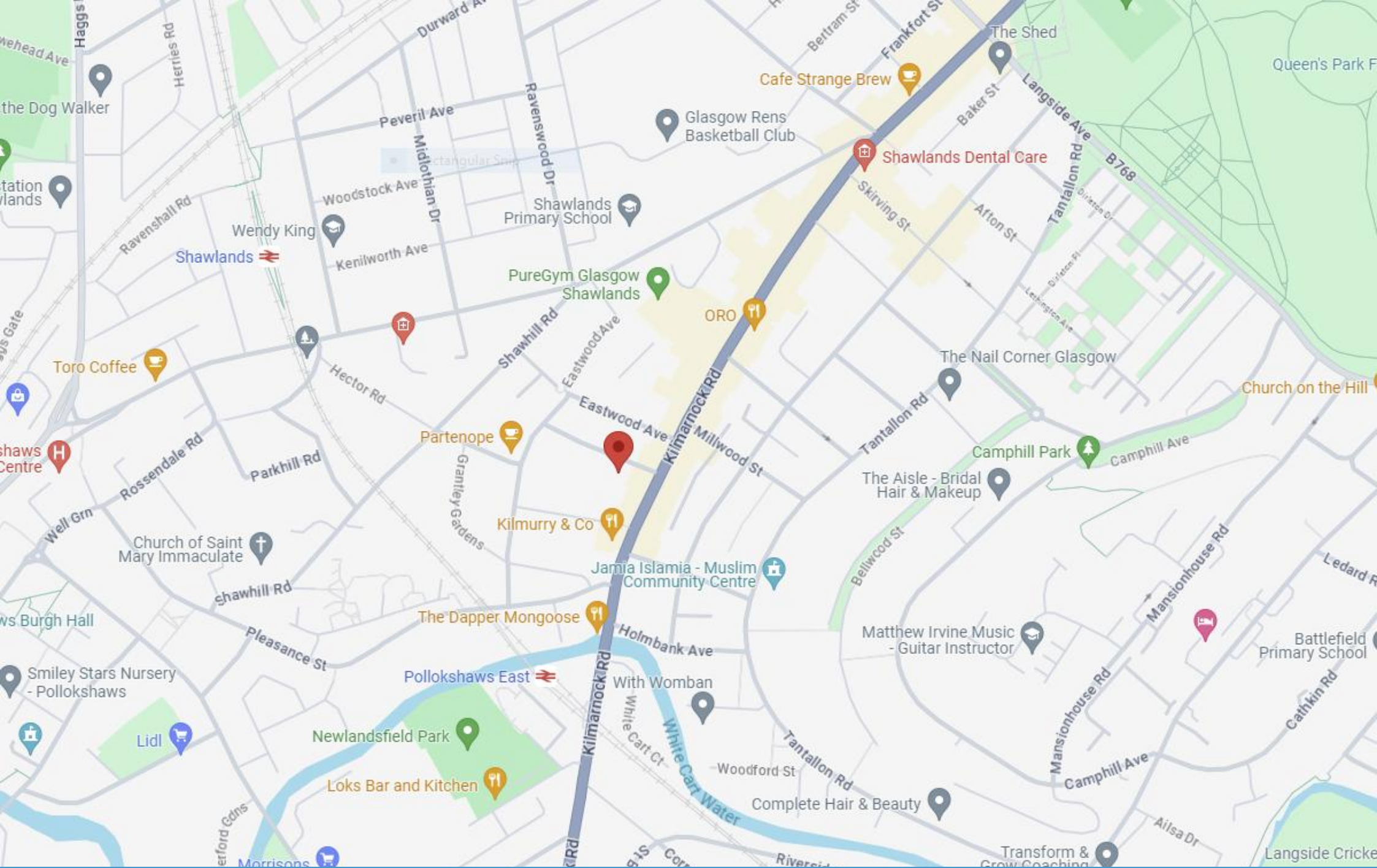
Viewing is highly recommended in order to appreciate that this fabulous, traditional flat has to offer.

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









Call free on 0800 074 8585

www.mqestateagents.co.uk

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