

1/1, 24 Rathlin Street, Govan, Glasgow. G51 3AT

Offers Over £150,000





MQ Estate Agents are delighted to present to the market this seldom available, spacious, first floor modern apartment, set in a quiet yet convenient location in the ever popular Govan. The property is in immaculate condition thanks to the current owner and comprises of a reception hallway, a bright and open plan lounge, dining and kitchen space, two double bedrooms, the master with en-suite shower room, family bathroom and residents parking. The property further benefits from a secure door entry system, gas central heating (with a new boiler, still under warranty) and double glazing throughout. This would be an ideal opportunity for a variety of purchasers and early viewing is highly recommended!

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

RECEPTION HALLWAY

16' 2" x 3' 6" (4.95m x 1.09m) The reception hallway has door leading to all rooms. There are two large storage cupboards.

LOUNGE/DINING/KITCHEN

20' 9" x 11' 1" (6.35m x 3.4m) The lounge and dining space enjoys a corner position with large dual aspect windows which flood the room with natural light. Walls are painted grey and flooring is laid to a contemporary grey wood effect laminate. In the kitchen area there is a variety of wall and floor mounted units in a white gloss finish with complementing worksurfaces. There is an integrated gas hob and oven. There is space for a fridge freezer, washing machine and tumble drier.

MASTER BEDROOM

17' 3" x 8' 6" (5.27m x 2.6m) The master bedroom is a generous sized room. Flooring is laid to a plush grey carpet and there is a mirrored fitted wardrobe with both shelving and hanging space.



BEDROOM TWO

13' 1" x 9' 1" (4m x 2.77m) The second double bedroom has flooring laid to carpet. There is also a fitted wardrobe with shelving and hanging space.

BATHROOM

6' 4" x 5' 7" (1.95m x 1.72m) The chic bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin. The room is complete with being fully tiled, a towel radiator, speaker system and a LED mirror.

EN-SUITE SHOWER ROOM

4' 11" x 4' 7" (1.5m x 1.4m) The en-suite shower room comprises of a fully enclosed shower, low flush WC and wash hand basin.

LOCATION

Rathlin Street is located in the ever popular Govan in Glasgow's south west. There are a wealth of amenities nearby including local schooling, shops and cafes. The Queen Elizabeth University Teaching Hospital is a short distance away. Govan Shopping Centre is only 5 minutes walk away and Braehead shopping centre is conveniently a short drive away as is Asda superstore and other big name retailers. To indulge in leisure pursuits you have the nearby Elder park for walks and the Glasgow Club. Both are a short walk away. Transport links are enviable too with easy access to the Clyde Tunnel, M8 motorway links taking you in and around Glasgow in minutes and Govan underground station only a minutes walk away. There are also regular bus services available taking you to Glasgow city centre or beyond. The new Govan-Partick bridge is due to open later this year and will allow easy access to the West End.



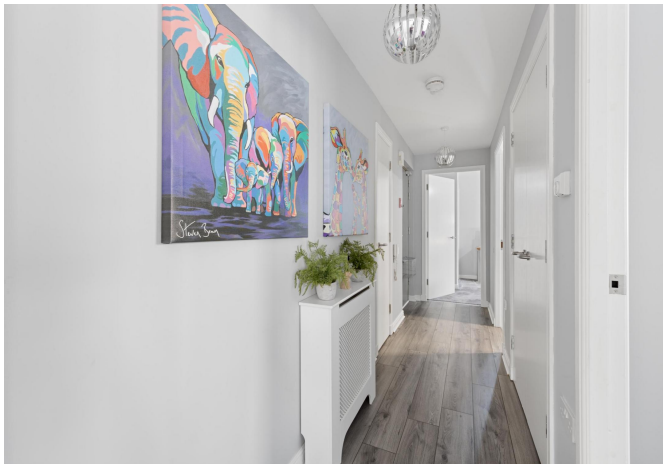
VIEWINGS

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

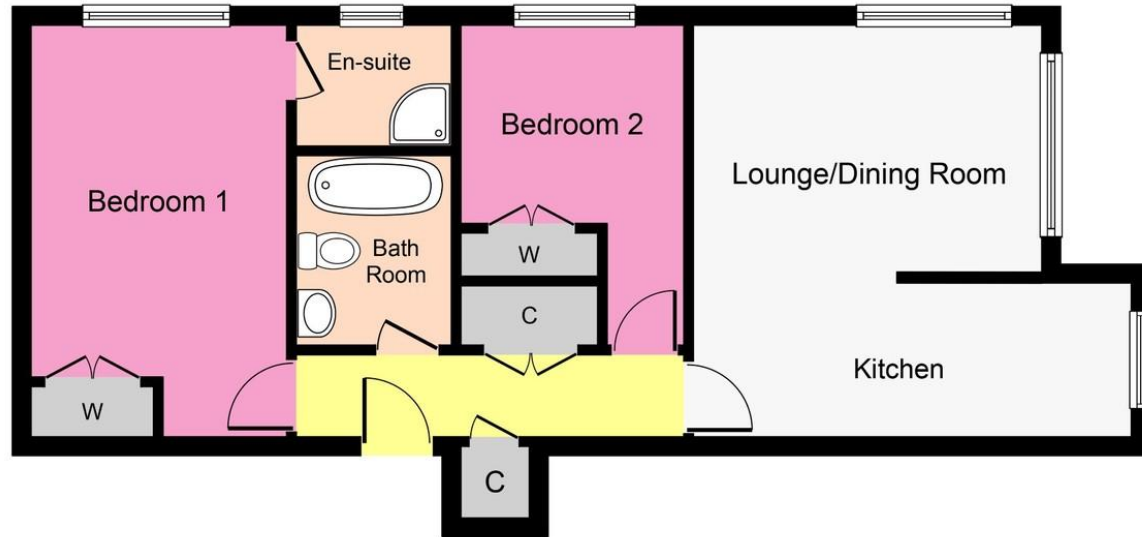
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

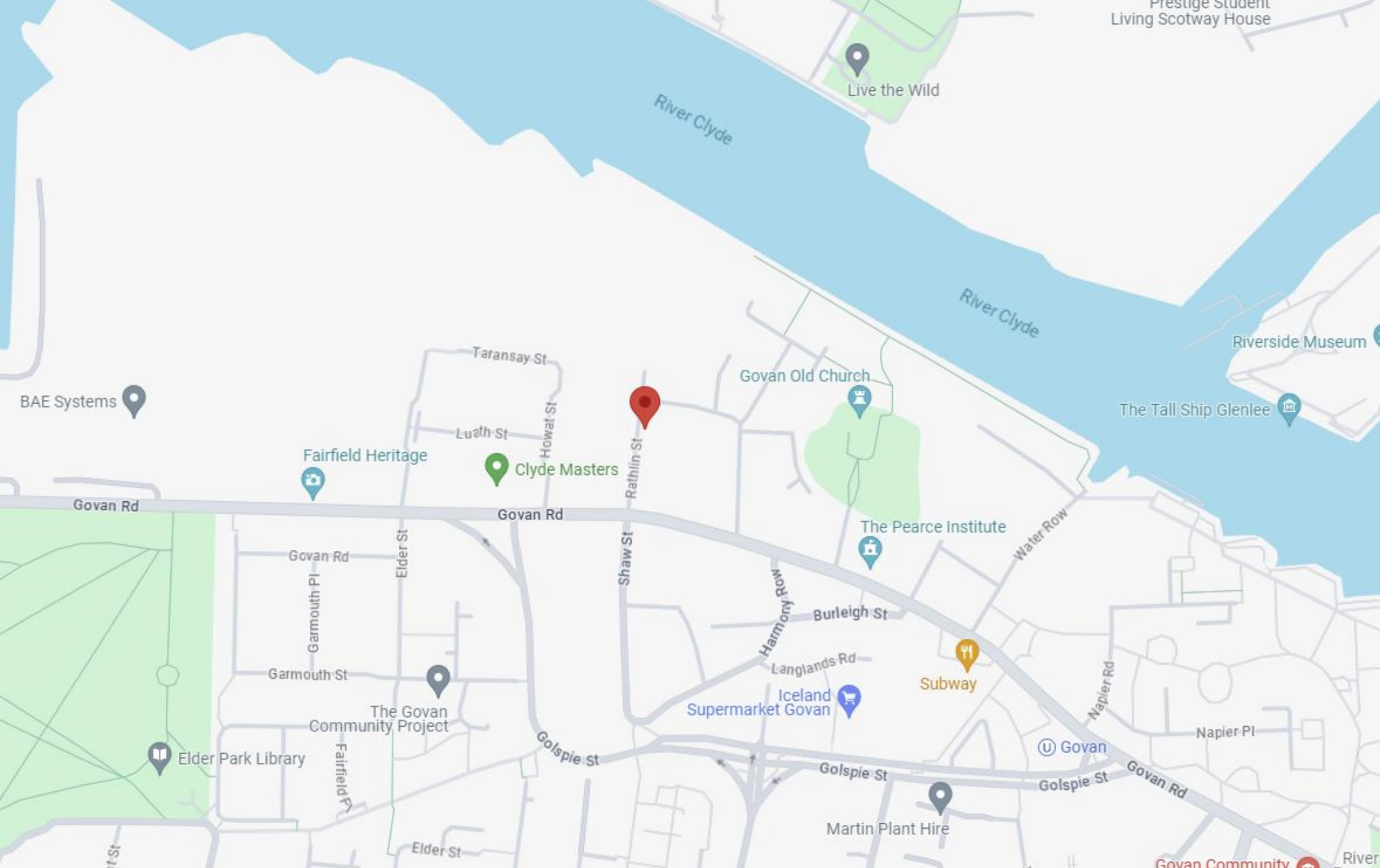












Call free on 0800 074 8585

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