







MQ are proud to present to the market this delightful, spacious and bright, second (top) floor flat set in an ideal location in Cessnock. The property is in walk in condition and comprises of an entrance hallway, lounge and dining space, kitchen, two double bedrooms, bathroom and a communal courtyard. The property further benefits from gas central heating and double glazing throughout. The property is conveniently located for commuters and has easy access to the West End. Early viewing is highly recommended as this property will appeal to a variety of purchasers.

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

#### LOUNGE/DINING ROOM

15' 1" x 12' 5" (4.6m x 3.8m) The lounge and dining space overlooks the rear of the property. Flooring is laid to carpet and walls are painted a fresh white.

#### BEDROOM ONE

13' 10" x 12' 1" (4.23m x 3.7m) The first double bedroom has flooring laid to carpet and walls are painted in a fresh white. There is wall to wall, fitted wardrobes which provide fantastic storage space.

#### BEDROOM TWO

12' 9" x 12' 1" (3.9m x 3.7m) The second double bedroom has flooring laid to a wood effect laminate and walls painted in a light colour scheme. There is ample space for additional bedroom furniture.

#### KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m) The kitchen comprises of a variety of wall and floor mounted units in a wood effect finish with complementing light worksurfaces and a tiled splashback.



There is an integrated gas hob and oven and there is space for a freestanding fridge freezer and washing machine.

#### BATHROOM

8' 4" x 6' 2" (2.55m x 1.9m) The bathroom is fully tiled and comprises of a white three piece suite of bath with overhead shower, low flush WC and wash hand basin.

#### GARDENS

There is a rear courtyard laid to paving with a communal airing space.

#### LOCATION

Cessnock Street is ideally located in a quiet street in Cessnock in Glasgow's South West. This urban location is incredibly convenient for a variety of amenities. Cessnock Subway station is on your front door, you'll be able to get to the West End for some great food or to the City Centre for some shopping within minutes. The property also sits within the catchment area for deliveries from many popular West End and City Centre restaurants and takeaways. Paisley Road West has a vast attraction of shops, restaurants and pubs - The Old Toll bar being of note. Schooling is available locally at all levels and you have dentists and medical practices within 5-minute walks from the property and the 24-hour Asda is only a 5-minute drive.

Local important attractions include the 'The Big Feed' street food market which is 5 minutes away, the Glasgow Climbing Centre on Paisley Road West and the Kinning Park Complex which is a community owned space currently having major renovations and will have events, café and film screenings when it re-opens. The area also provides additional notable attractions including Bellahouston Park, Glasgow Ski and Snowboard Centre, Glasgow Club Leisure Centre and the House For An Art Lover.



The Springfield Quay offers a variety of restaurants, indoor bowling and the Odeon Luxe Cinema.

#### VIEWINGS

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







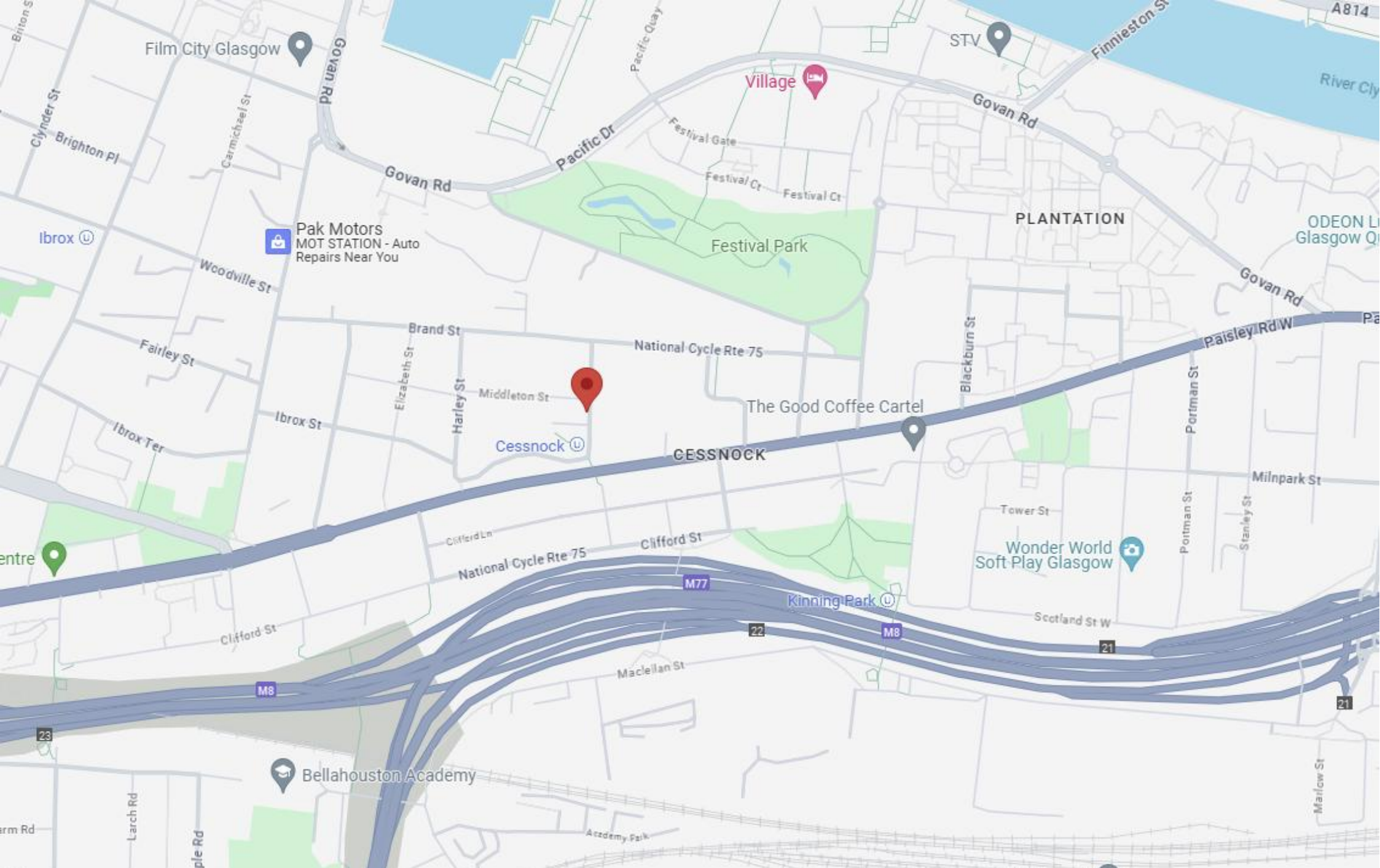








First Floor



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