





MQ Estate Agents are delighted to present to the market this spacious, bright and adaptable, semi-detached family home in Riddrie in Glasgow. The property comprises of a lounge area, kitchen, three bedrooms, family bathroom and an expansive garden area. The property further benefits from a large floored loft space, gas central heating and double glazing throughout. The property is in complete walk in condition and will be popular with a variety of purchasers therefore early viewing is highly recommended!

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

LOUNGE

16' 8" x 14' 1" (5.1m x 4.3m) The lounge is a bright and welcoming space overlooking the front of the property. Flooring is laid to a plush grey carpet and walls are painted a fresh white with a decorative feature wall.

KITCHEN

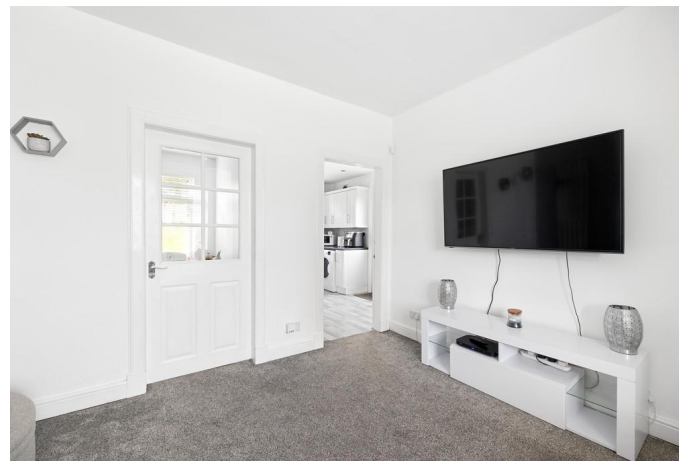
11' 1" x 8' 2" (3.4m x 2.5m) The contemporary kitchen has a variety of floor and wall mounted units in a white finish with contrasting dark worksurfaces. There is an integrated fridge/freezer and gas hob and electric oven. There is space for a freestanding washing machine. The room is complete with spotlight lighting and there is access to the side of the property.

BEDROOM ONE

14' 1" x 14' 1" (4.3m x 4.3m) The first double bedroom overlooks the front of the property and has ample space for additional bedroom furniture. Flooring is laid to a contemporary grey carpet and walls are painted in white and blue.

BEDROOM TWO

11' 1" x 10' 9" (3.4m x 3.3m) The second



double bedroom overlooks the rear of the property. Flooring is laid to a plush grey carpet and walls are painted in white with a decorative feature wall.

BEDROOM THREE/DINING ROOM

11' 1" x 9' 10" (3.4m x 3m) The third double bedroom, currently used as a dining room, has flooring laid to a wood effect laminate and walls painted in white with a feature wall. This room overlooks the rear garden.

BATHROOM

6' 6" x 6' 6" (2m x 2m) The family bathroom comprises of a white, three piece suite of bath with central taps and with overhead shower, low flush WC and wash hand basin with fitted storage below.

GARDENS

The property enjoys an enviable garden space with front, side and rear gardens which are mainly laid to lawn. The rear garden in particular is a fantastic selling point due to its size. It is mainly laid to lawn and perfect for enjoying all year round.

LOCATION

Conveniently located just off Cumbernauld Road, the building sits a short distance away from Alexandra Parade and is just over two miles away from the University of Strathclyde and Glasgow City Centre. Locally, there is a variety of recreational pursuits including a public swimming pool, gymnasium, Alexandra Park and golf course, library and much more. Day-to-day shopping can be found within walking distance along with a range of restaurants, cafes, and bars on nearby Alexandra Parade. Public transport includes bus and rail links to Glasgow and Edinburgh City Centres together with excellent access to the central belt motorway network.



VIEWINGS

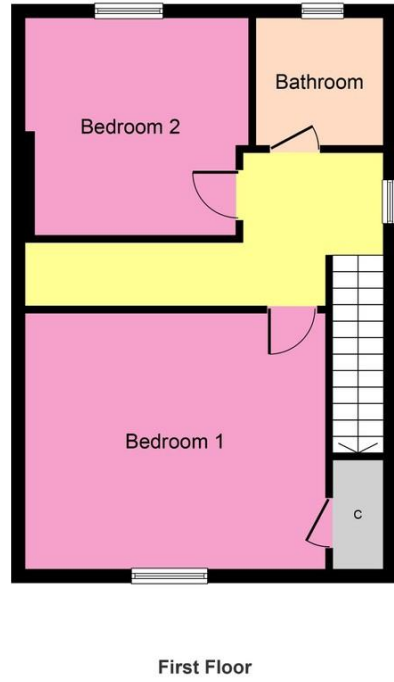
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful family home has to offer.

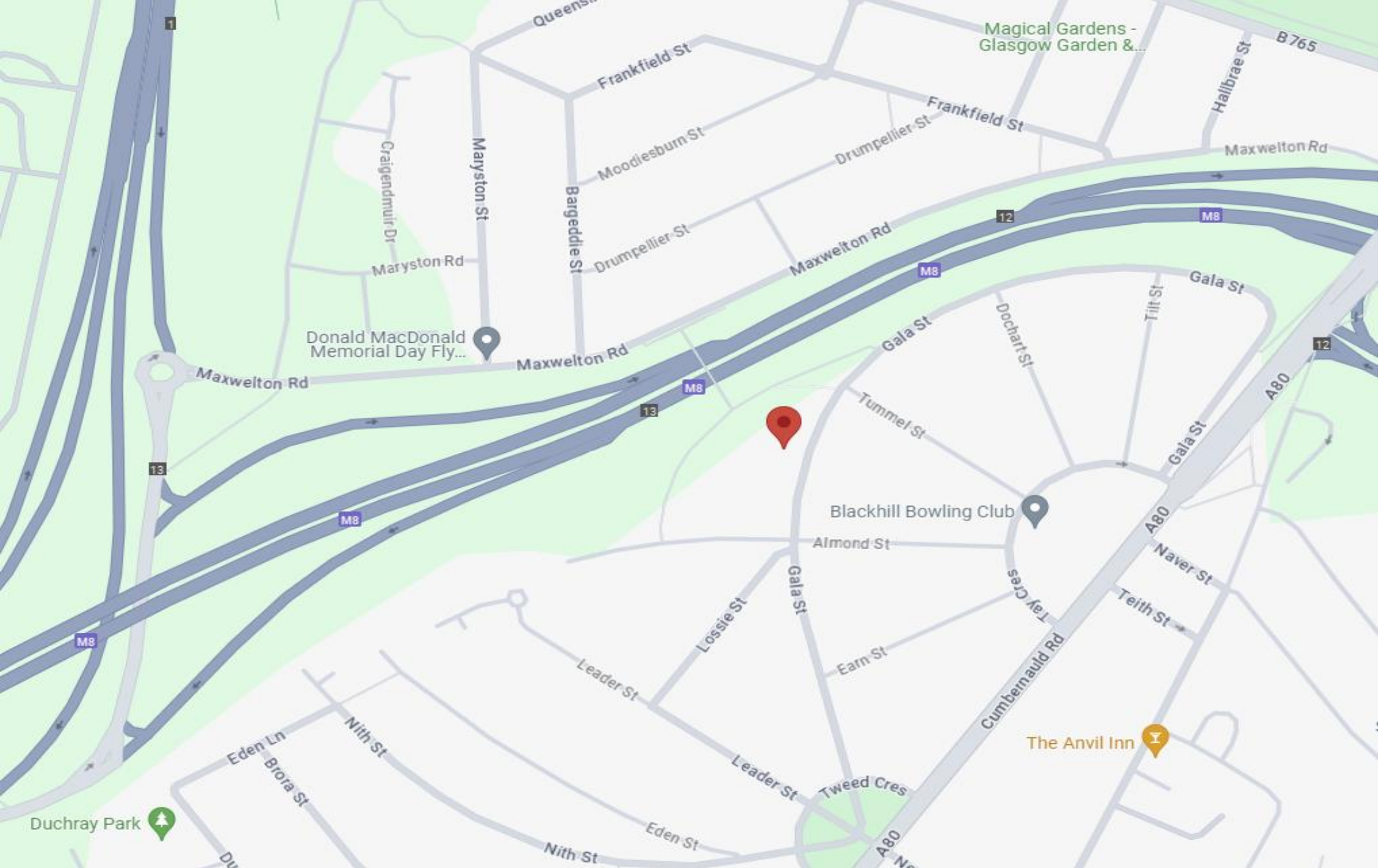
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent.

Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.