





Nestled in a tranquil, well-maintained residential area in Busby, this charming first-floor apartment offers a blend of comfort and convenience. The apartment features a spacious lounge, modern kitchen, two well-appointed bedrooms, one of which includes fitted wardrobes, providing generous storage solutions. A tastefully designed family bathroom adds to the home's appeal. There is ample storage space and the property further benefits from gas central heating, double glazing and residents parking.

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

#### **LOUNGE**

15' 10" x 14' 4" (4.83m x 4.37m) The lounge serves as the perfect space for relaxation and entertainment. Flooring is laid to plush new grey carpets and walls are painted a contemporary grey.

#### **KITCHEN**

9' 6" x 8' 11" (2.9m x 2.72m) The integrated kitchen boasts modern appliances and ample storage, making meal preparation a delight. There is a 5-burner gas stove and integrated oven, microwave, dishwasher, washing machine, fridge/freezer and wine chiller.

#### **MASTER BEDROOM**

12' 3" x 10' 8" (3.74m x 3.27m) The master bedroom is a generous size with newly fitted carpets and wall to wall fitted wardrobes.

#### **BEDROOM TWO**

10' 4" x 7' 3" (3.17m x 2.22m) The second bedroom also has newly laid carpets and fitted wardrobes.



### BATHROOM

6' 10" x 6' 8" (2.09m x 2.05m) The fully tiled bathroom comprises of a white, three piece suite of bath with overhead shower, WC and wash hand basin.

### GARDENS

Residents can enjoy the beautifully tended communal garden space, perfect for leisurely strolls or quiet moments outdoors. Additionally, the property includes residents' parking, ensuring convenience and ease of access. This delightful apartment is an ideal choice for those seeking a peaceful and comfortable living environment.

### LOCATION

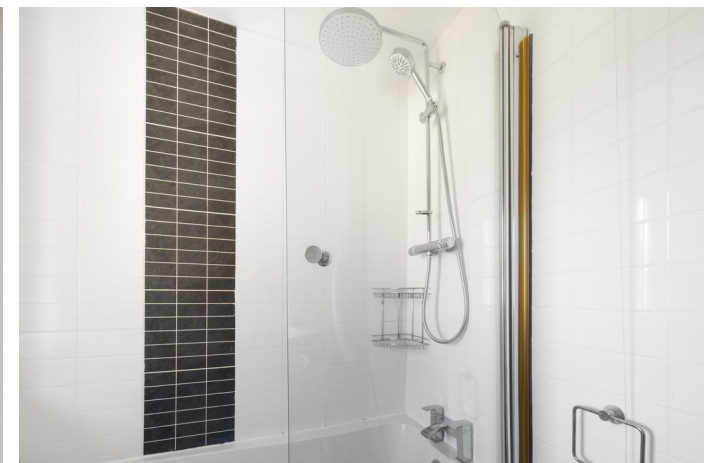
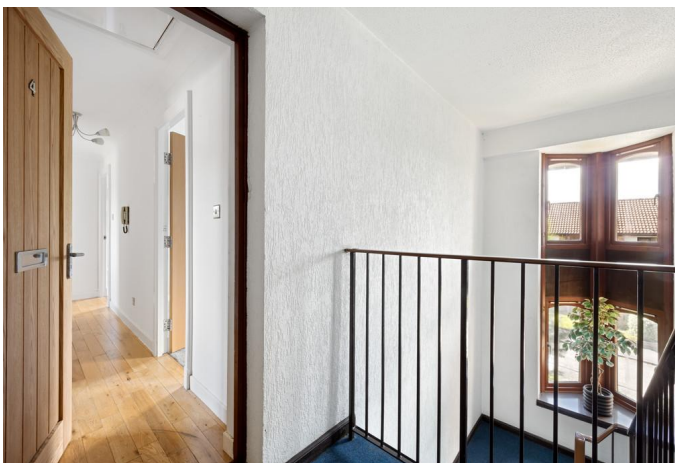
The Paddock is set in a leafy, quiet and sought after development in Busby. There are local shops nearby, a short walk to Busby Station, a short commute to the City Centre and the Busby Hotel is nearby. The property is also minutes from Clarkston Toll offering a wide and varied range of shopping and social amenities. The property is within the catchment of popular East Renfrewshire state schooling at primary and secondary levels and including Williamwood High School and St Ninians High School.

### VIEWINGS

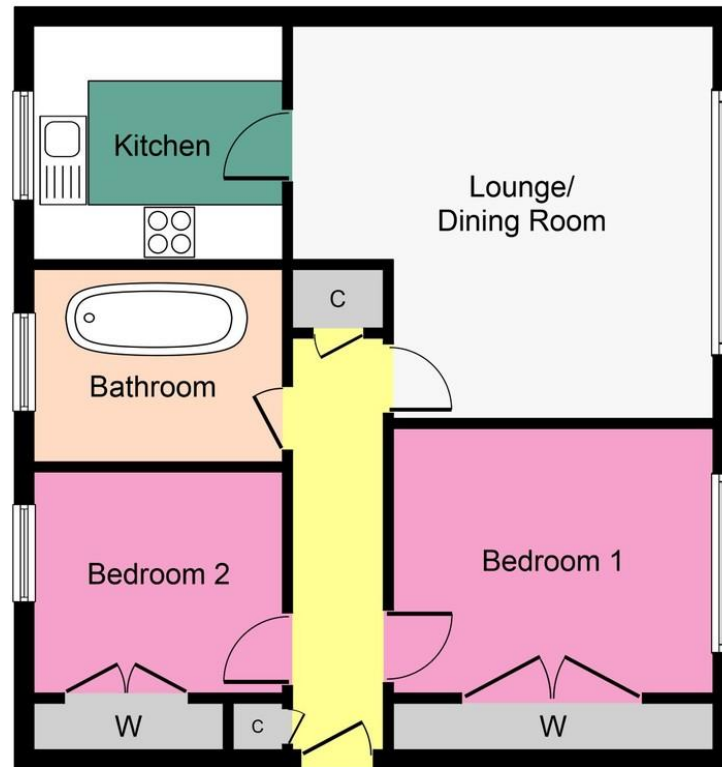
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful apartment has to offer.

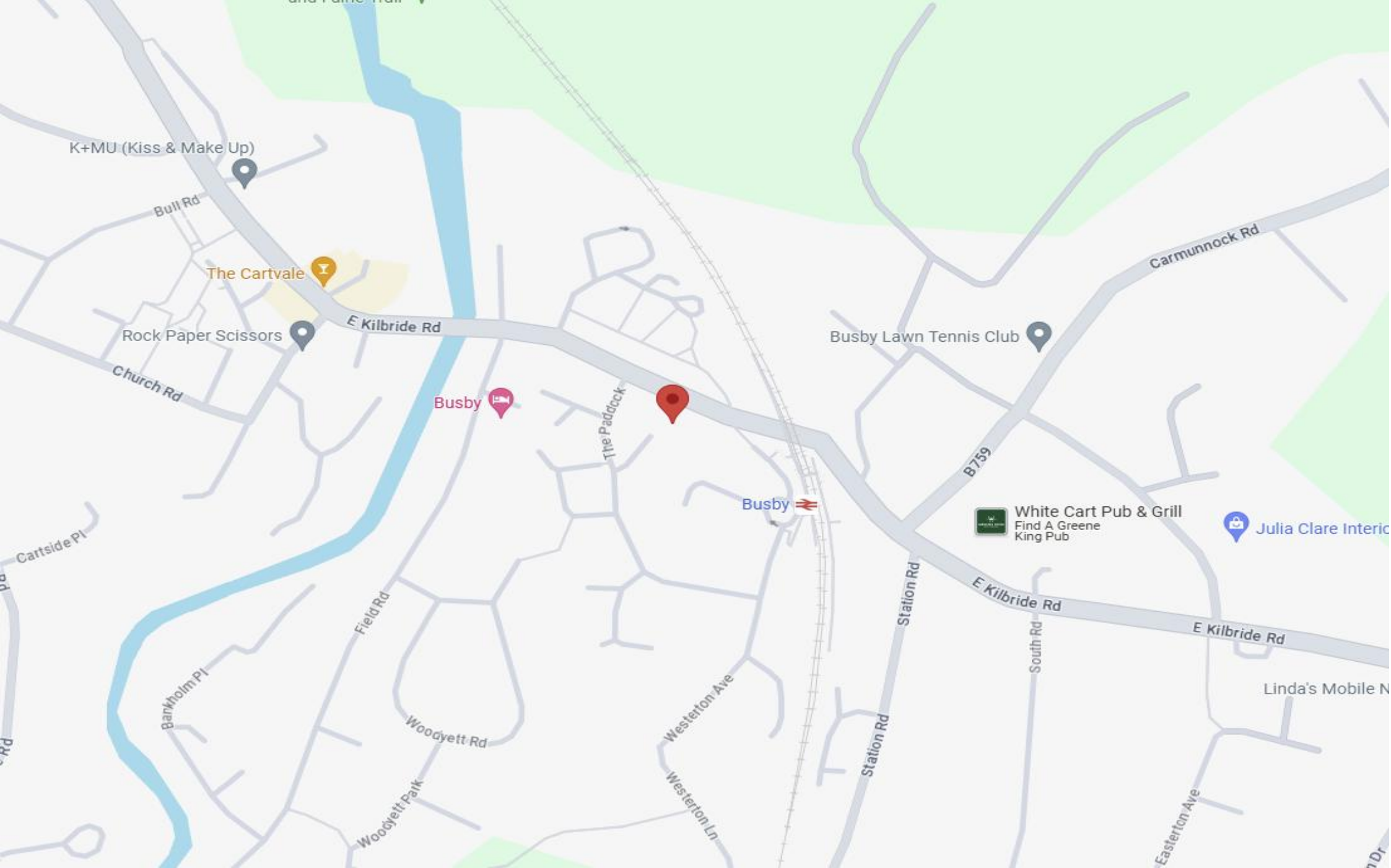
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











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