





This traditional second-floor tenement flat is located on the ever-popular Clifford Street in Kinning Park, Glasgow's South West. The property offers excellent potential and would benefit from some internal modernisation, providing an ideal opportunity for buyers looking to add value.

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

The accommodation comprises a welcoming entrance hallway providing access to all apartments. The bright and spacious lounge features a charming bay window, an attractive fireplace surround and a recessed bookshelf, creating a comfortable and characterful living space.

The kitchen is fitted with an integrated gas hob, electric oven and overhead extractor fan, with additional space for a freestanding washing machine and an under-mount fridge/freezer. The bathroom includes a bath with overhead shower, low flush WC and wash hand basin. The generously sized double bedroom completes the accommodation.

Location

Clifford Street is ideally situated on a quiet residential street in the heart of Kinning Park, an increasingly sought-after urban location known for its excellent connectivity and amenities. Cessnock Subway Station is just a short walk away, offering swift access to both the City Centre and the West End within minutes.



The property also benefits from being within the delivery catchment area for many popular West End and City Centre restaurants and takeaways. Paisley Road West is nearby and hosts a wide selection of shops, cafés, restaurants and traditional pubs, with The Old Toll Bar being a local favourite.

Schooling is available locally at all levels, while dentists and medical practices are within a five-minute walk. A 24-hour Asda is conveniently located just a five-minute drive away.

Local Attractions

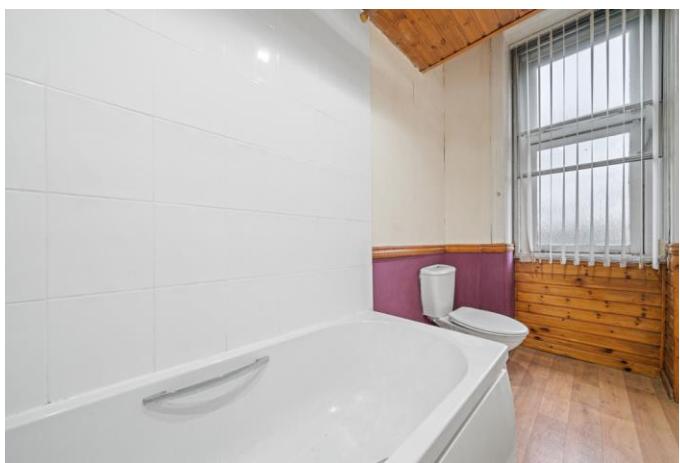
Notable nearby attractions include the Glasgow Climbing Centre on Paisley Road West and the Kinning Park Complex, a community-owned hub currently undergoing major renovations and set to reopen with events, a café and film screenings. The area also benefits from close proximity to Bellahouston Park, the Glasgow Ski and Snowboard Centre, Glasgow Club Leisure Centre and the renowned House for an Art Lover.

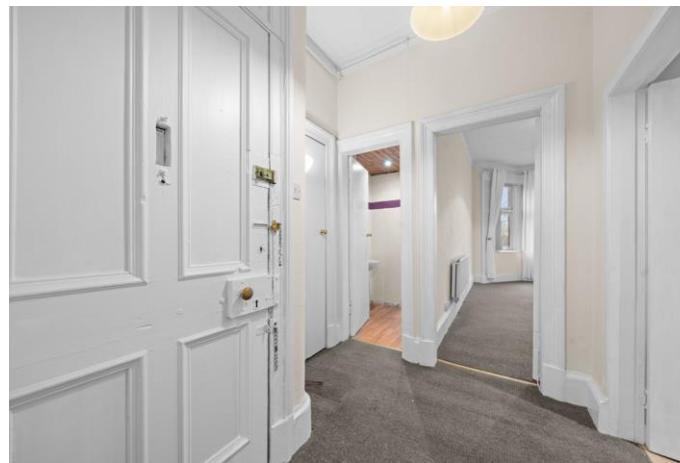
Springfield Quay is also nearby, offering a range of restaurants, indoor bowling and the Odeon Luxe Cinema.

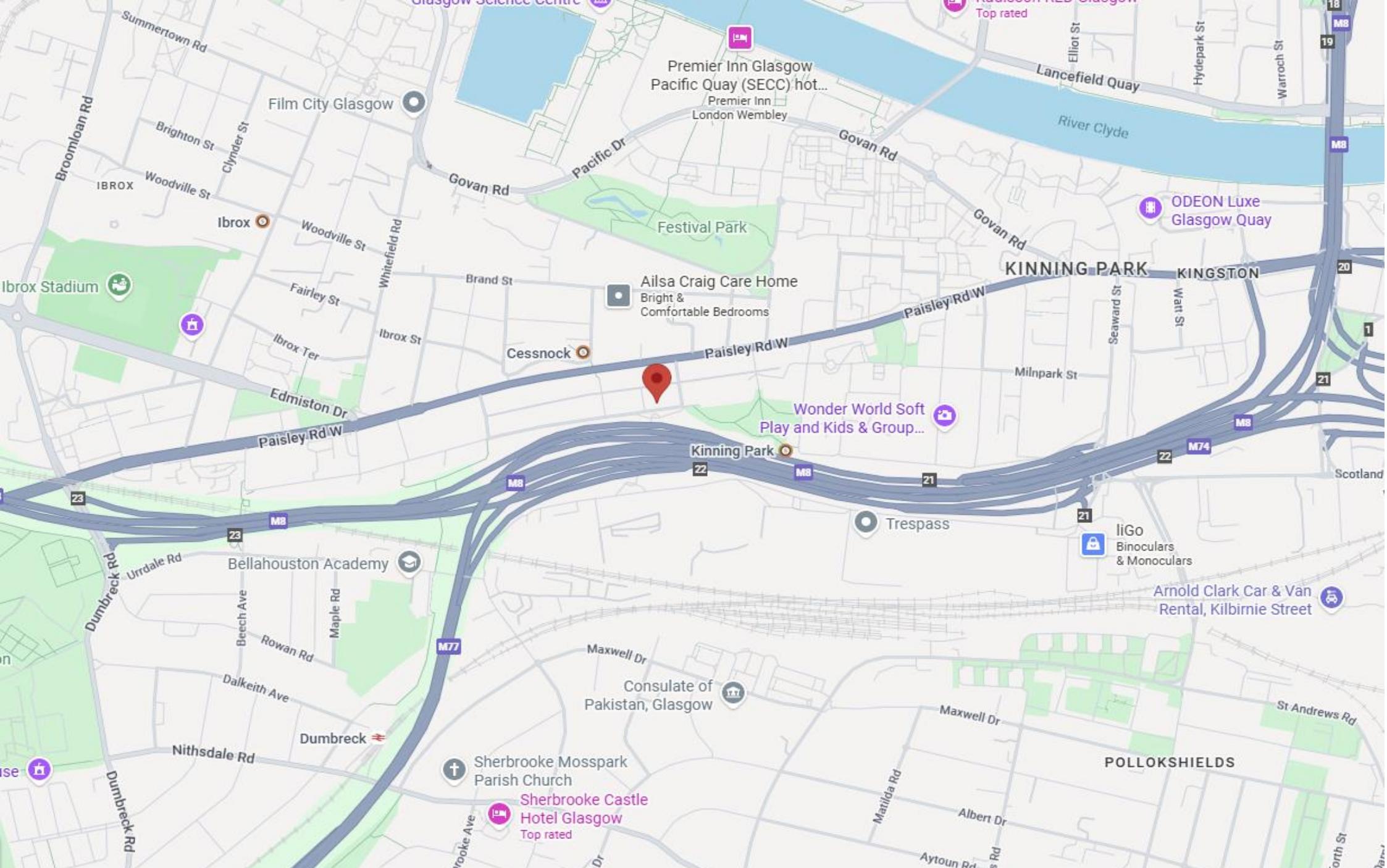
Viewing is by appointment only.

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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