





This attractive three-bedroom ground floor flat is located within the popular Maryhill district of Glasgow and is presented in walk-in condition, making it an ideal purchase for a wide range of buyers.

The accommodation is accessed via a welcoming entrance hallway which leads to a bright and well-proportioned lounge, finished with fitted carpet and featuring a stylish recessed bookshelf, providing both character and practicality. The kitchen is well laid out and equipped with freestanding appliances, ample worktop space and an abundance of wall and base units, offering excellent storage.

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

There are three generous double bedrooms, all finished with fitted carpet and neutral, light-toned décor, creating calm and comfortable living spaces. The modern bathroom is fitted with a three-piece suite comprising a bath with overhead shower, low flush WC and wash hand basin, finished to a contemporary standard.

Externally, the property benefits from well-maintained communal gardens, ideal for residents' use, along with on-street parking.

The flat is exceptionally well positioned for both Glasgow City Centre and the West End, with a wide range of local amenities available nearby. Great Western Road and Byres Road are within easy reach, providing access to an excellent selection of shops, cafés, bars and restaurants, as well as hospitals and leisure facilities. The University of Glasgow and Botanic Gardens are also readily accessible.



Excellent transport links are available, including regular bus services and nearby Underground stations, offering convenient travel throughout the West End and into the city centre. The M8 motorway is easily accessed, allowing straightforward travel across the central belt.

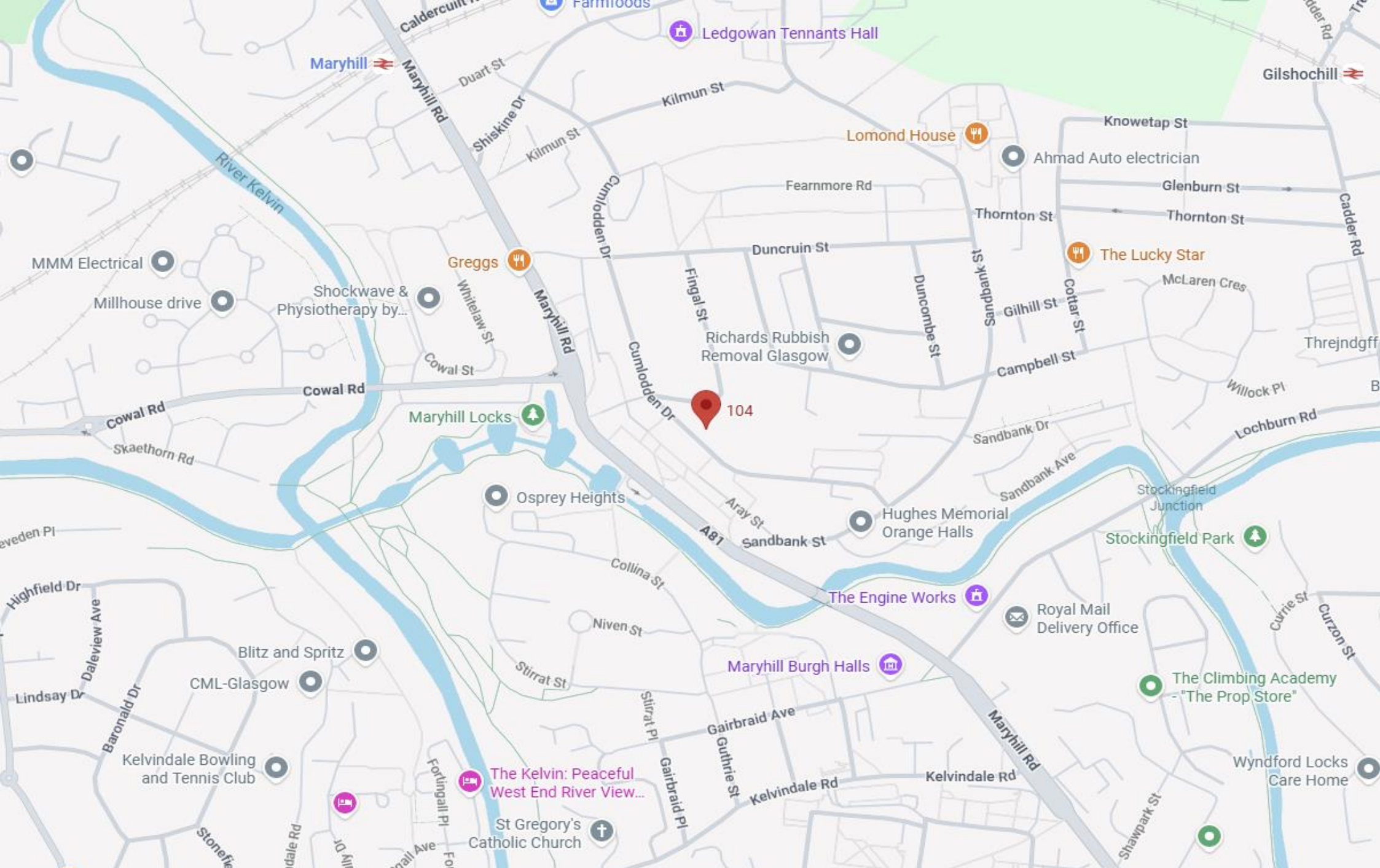
Viewing is highly recommended in order to appreciate that this fabulous flat has to offer. MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8am - 9pm to arrange your viewing or valuation appointment.











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