





This attractive ground floor flat is presented in walk-in condition and is situated within a quiet residential pocket of Ruchill, offering a fantastic blend of comfort, space and convenience.

On entering the property, the welcoming hallway provides useful storage cupboards, ideal for coats and household items. The bright and comfortable lounge is finished with cream carpeting and matching wall décor, creating a neutral and relaxing living space.

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

The generous master bedroom offers ample space for additional bedroom furniture, while the second double bedroom is also well-proportioned, making it ideal for family living, guests or home working. The modern shower room is fitted with a double shower, low flush WC and wash hand basin.

The spacious kitchen is well equipped with an excellent range of cabinets and includes an integrated gas hob, electric oven and overhead extractor fan. There is space for a freestanding fridge freezer and washing machine, along with a practical breakfast bar for casual dining.

Externally, the property enjoys a large front lawn and a double driveway to the side, providing off-street parking. To the rear, there is a private garden with paved areas and a shed, ideal for outdoor storage and low-maintenance enjoyment.



The home is located in a quiet yet highly convenient area, with easy access to local shops, regular bus services, schools and a wide range of amenities. The property is also well placed for travel into Glasgow city centre and surrounding areas.

An excellent opportunity to acquire a well-maintained family home in a popular and accessible Glasgow location.

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

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.





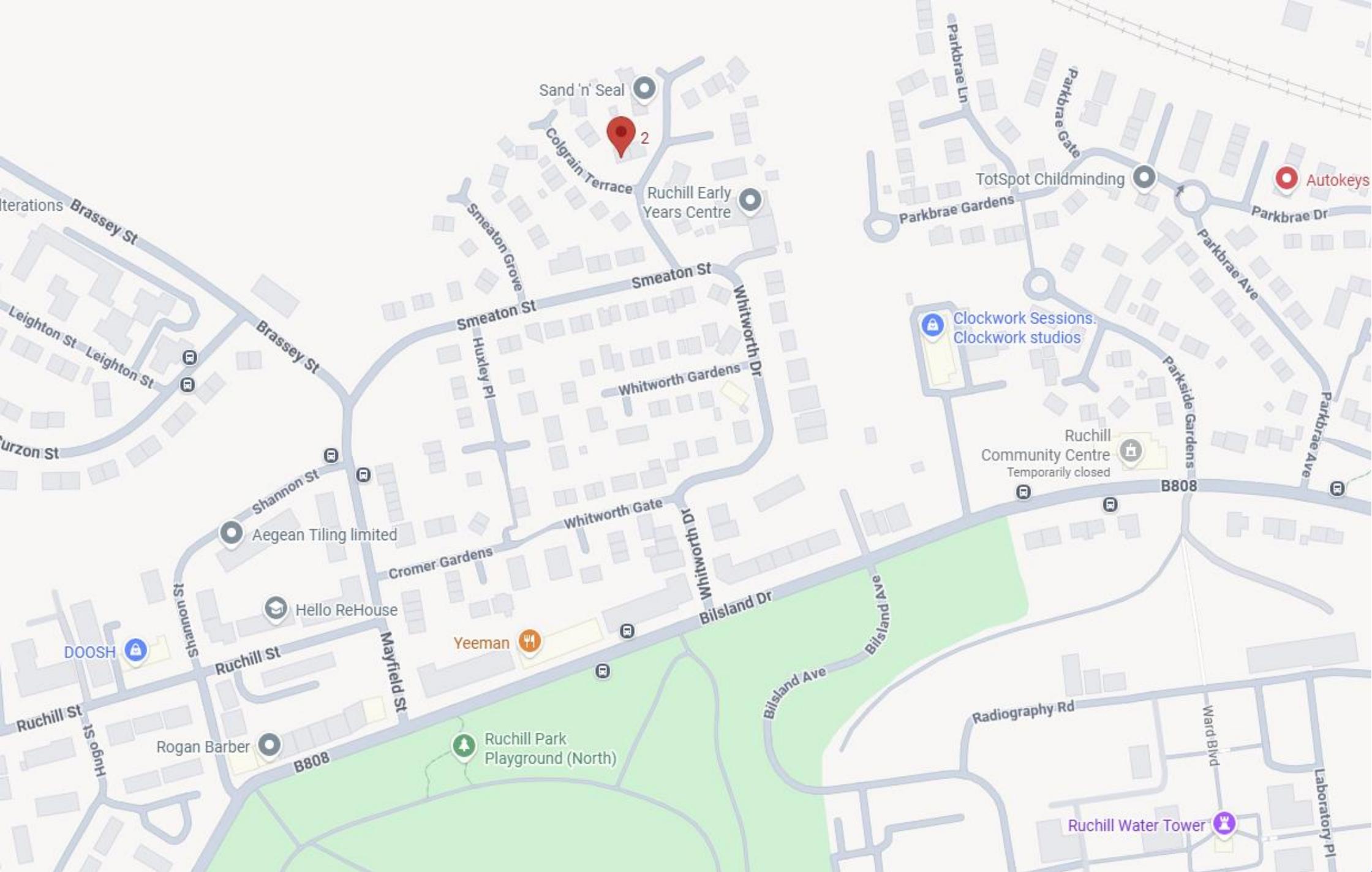






TOTAL: 60 m2
Ground floor: 60 m2
EXCLUDED AREAS: WALLS: 4 m2





Call free on 0800 074 8585

www.mqestateagents.co.uk

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