





Located in the popular residential area of Ruchill, this beautifully presented detached family villa offers generous living space, modern finishes, and excellent outdoor areas-ideal for growing families and those seeking a comfortable, well-connected home.

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

The accommodation begins with a welcoming entrance porch, providing access to a convenient ground-floor WC. The bright and spacious lounge is finished with light carpeting and crisp white walls, creating a calm and inviting living environment.

To the rear, the well-appointed kitchen features stylish white wall and base units, contrasting dark worktops, and a striking black brick-style splashback. Integrated appliances include an oven, gas hob, and overhead extractor fan, with ample space for a freestanding fridge freezer, washing machine, and dishwasher. Attractive herringbone flooring completes the space. Adjacent to the kitchen, the dining room continues the herringbone flooring and benefits from French doors leading directly into the conservatory, providing an excellent flow for everyday living and entertaining.



Upstairs, the property boasts three generous double bedrooms. The principal bedroom enjoys a modern en-suite shower room along with mirrored storage. The two further double bedrooms both feature mirrored built-in wardrobes. All bedrooms are finished with light carpets and fresh white décor. The family bathroom comprises a bath with overhead shower, low-flush WC, and wash hand basin.

Externally, the home is complemented by excellent garden spaces. To the front, there is a monoblocked driveway offering off-street parking for multiple vehicles, alongside a large artificial lawn area. The fully enclosed rear garden provides a safe and private outdoor space, featuring a combination of paving, a decked seating area, and a garden shed-perfect for relaxing or entertaining.

The property is situated in a quiet yet highly convenient location, with easy access to local shops, schools, regular bus services, and a wide range of amenities. There are also excellent transport links to Glasgow city centre and surrounding areas.

An excellent opportunity to acquire a well-maintained and spacious 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 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



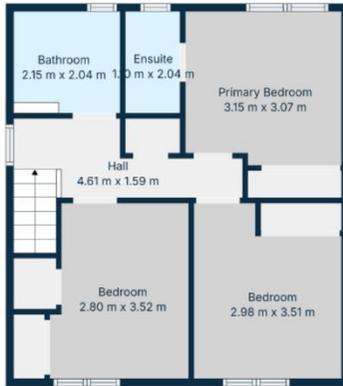










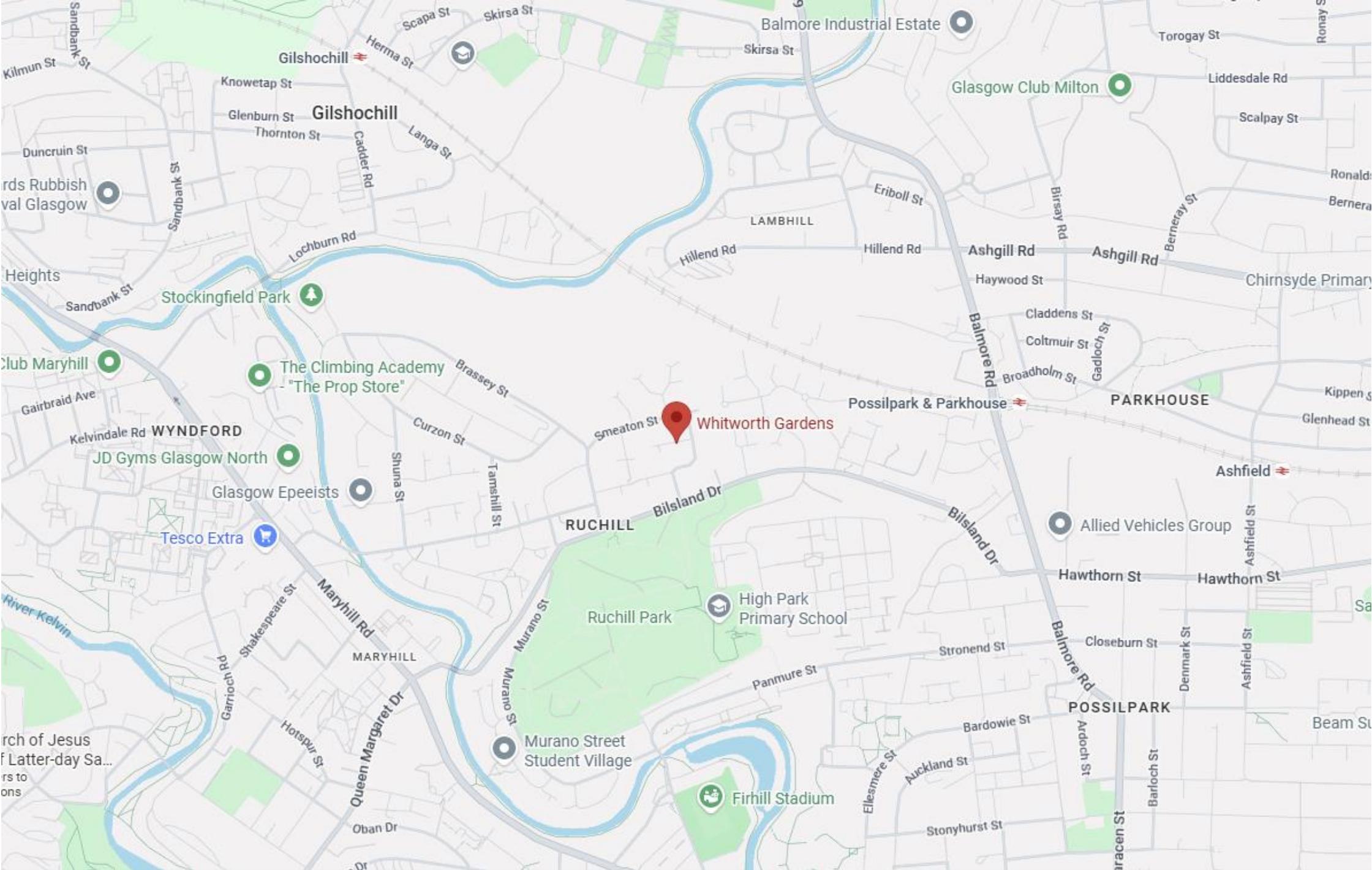


TOTAL: 115 m²
 Ground floor: 66 m², 1st floor: 49 m²
 EXCLUDED AREAS: WALLS: 10 m²



TOTAL: 115 m²
 Ground floor: 66 m², 1st floor: 49 m²
 EXCLUDED AREAS: WALLS: 10 m²





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.