





MQ Estate Agents are delighted to present to the market this beautifully refurbished one-bedroom ground floor flat, ideally located within the highly sought-after Crosshill area of Glasgow's South Side.

Offering stylish, walk-in condition accommodation, this charming property is perfectly suited to first-time buyers, downsizers, or buy-to-let investors seeking a prime city location.

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

#### Entrance Hallway

A welcoming entrance hallway provides access to all main apartments and sets the tone for the fresh and modern interior throughout.

#### Lounge

The lounge is bright and well-proportioned, featuring contemporary laminate flooring and crisp white walls. This inviting space offers flexibility for both relaxing and dining.

#### Kitchen

The newly fitted kitchen is finished with sleek white cabinetry, complementary worktops, and matching splashbacks. Spotlight lighting enhances the modern feel, while integrated appliances include an electric hob, oven, and overhead extractor fan. There is also space for an undercounter fridge freezer and washing machine, ensuring practicality alongside style.

#### Bedroom

The double bedroom is generously sized and



decorated in neutral tones, with soft grey carpeting and white walls. The room offers ample space for additional bedroom furniture.

#### Bathroom

The modern bathroom is finished with full wet wall panelling and comprises a bath with shower over, low flush WC, and wash hand basin - creating a clean and contemporary space.

#### External Space

The property further benefits from a well-maintained communal garden to the rear, laid to lawn and providing pleasant outdoor space for residents.

#### Location

Perfectly positioned within the prestigious Queen's Park district, this home offers a superb lifestyle choice, combining tranquil park-side living with immediate access to the vibrant amenities of Strathbungo, Shawlands, and Victoria Road. Trendy cafés, bars, and restaurants are all within walking distance, creating a dynamic and cosmopolitan community atmosphere.

Excellent public transport options are close at hand, with Crosshill railway station just a two-minute walk away, offering swift and regular services into Glasgow city centre and beyond. Bus links are also readily available, making commuting simple and convenient.

Further nearby attractions include Pollok Country Park, Tramway, and Silverburn Shopping Centre, providing a wealth of leisure, cultural, and retail opportunities.

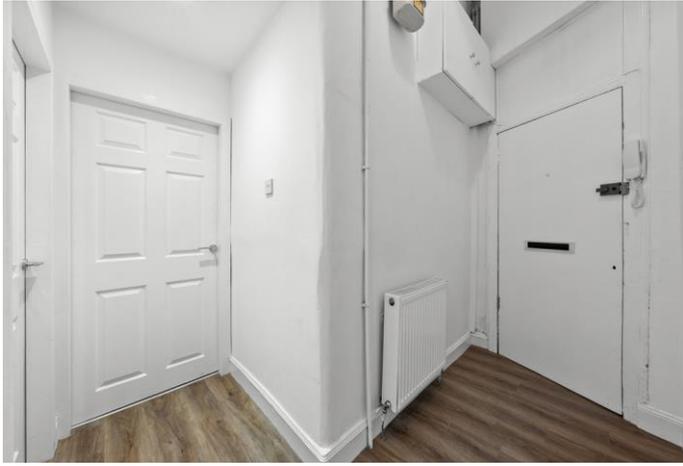


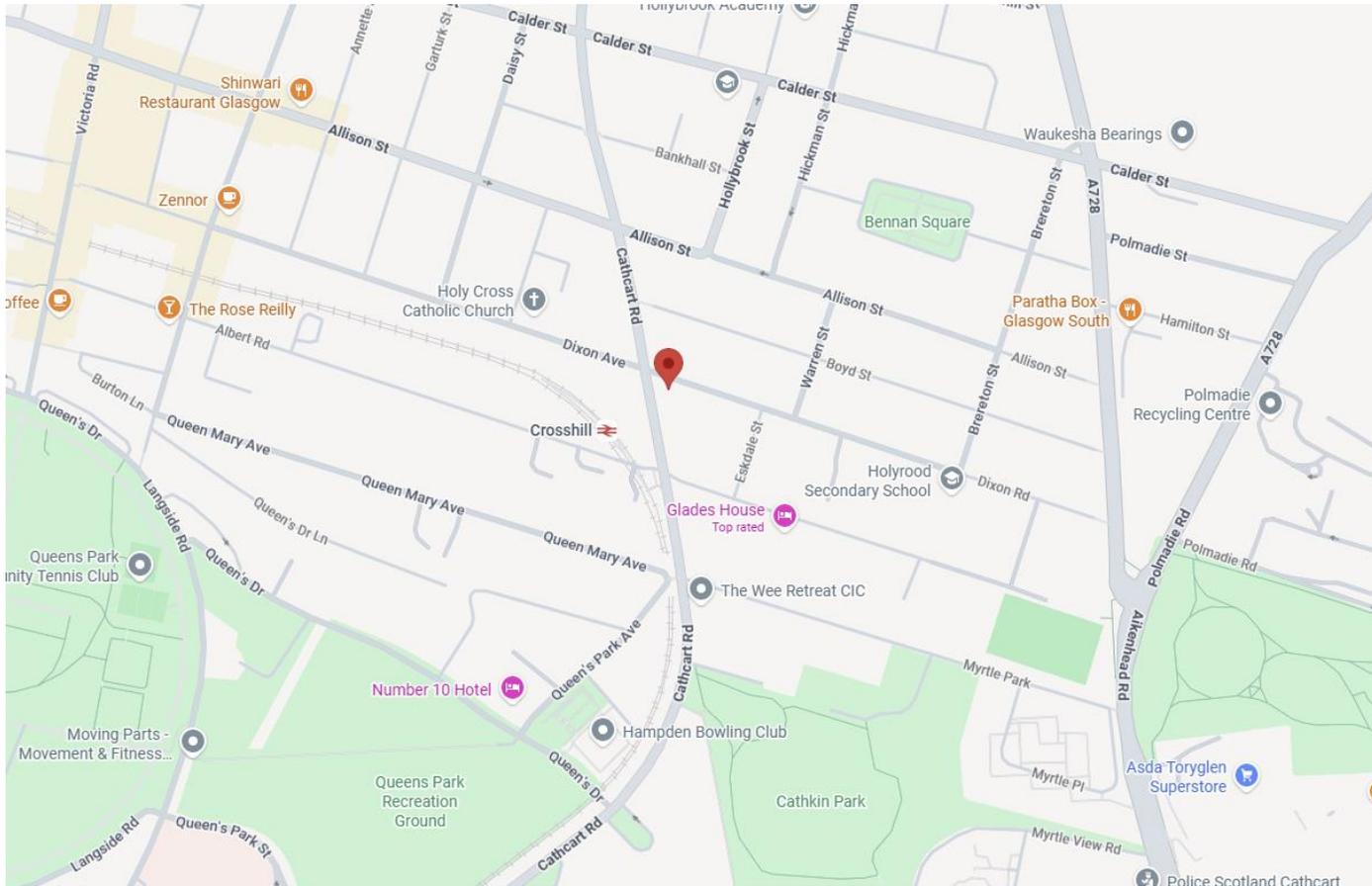
Early viewing is highly recommended to appreciate the quality, location, and lifestyle opportunity this superb South Side flat has to offer.

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.









Call free on 0800 074 8585

[www.mqestateagents.co.uk](http://www.mqestateagents.co.uk)

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