





MQ Estate Agents are delighted to present to the market this quietly located, lower floor, spacious cottage flat in Priesthill in the South West of Glasgow. This property comprises of reception hallway, bright lounge, newly fitted kitchen, three sizeable double bedrooms, newly fitted bathroom and front and rear gardens. The property has been fully re-carpeted and freshly decorated so is in complete walk in condition and would appeal to a variety of purchasers including the those looking for a family home or the discerning buy to let investor. The property further benefits from double glazing and gas central heating throughout.

Part Exchange is available.

LOUNGE

15' 4" x 12' 0" (4.680m x 3.680m) Bright space overlooking the front of the property.

KITCHEN

11' 11" x 9' 5" (3.641m x 2.882m) The newly fitted, contemporary kitchen comprises of a variety of wall, floor and tower mounted units in white with contrasting black worktops and splashbacks. Integrated appliances include gas oven, hob with overhead extractor fan and fridge freezer. You have space for a dishwasher and washing machine. From here you have access to the rear garden.

MASTER BEDROOM

14' 10" x 11' 0" (4.534m x 3.370m) The master bedroom overlooks the rear of the property and is a large room with ample space for freestanding furniture. You also have a storage cupboard here.

BEDROOM TWO

11' 7" x 10' 0" (3.537m x 3.049m) The second bedroom overlooks the front of the property and benefits from two storage cupboards.



BEDROOM THREE

11' 5" x 10' 0" (3.504m x 3.059m) The third bedroom overlooks the rear of the property and has one storage cupboard.

BATHROOM

8' 2" x 5' 0" (2.494m x 1.532m) The contemporary and elegant bathroom comprises of a white, three piece suite with bath with overhead mixer shower, low flush WC and wash hand basin. The room further benefits from being fully tiled and is complete with a chrome towel radiator, panelled ceiling and spotlight lighting.

GARDENS

The property enjoys a large, private rear garden which is mainly laid to lawn and has it's own apple tree. The garden is partially fenced off. The front garden is laid to lawn and enclosed with bushes which gives privacy to the property.

LOCATIOIN

Glentyan Drive is located in a quiet pocket in Priesthill. Overlooking the front of the property you have a fenced off greenspace giving you extra privacy. Priesthill itself offers a variety of amenities including Silverburn Shopping Centre only a short walk away which boasts high end restaurants and retailers as well as the Cineworld cinema and Tesco supermarket. Next to this you have the Civic Realm which offers the Glasgow Club Gym, bank and local health centre. You also have a business park off Nitshill Road offering Matalan and Lidl and further along you have Sainsbury's supermarket so, a lot of opportunity for a shopping spree.

Schooling is available locally at all levels. For the commuter you have fantastic access to the M77 taking you to Glasgow, Edinburgh or beyond. Regular bus services are in operation as well as having Nitshill train station nearby.



VIEWINGS

Early internal viewing is imperative to fully appreciate all that this lovely lower cottage flat has to offer.

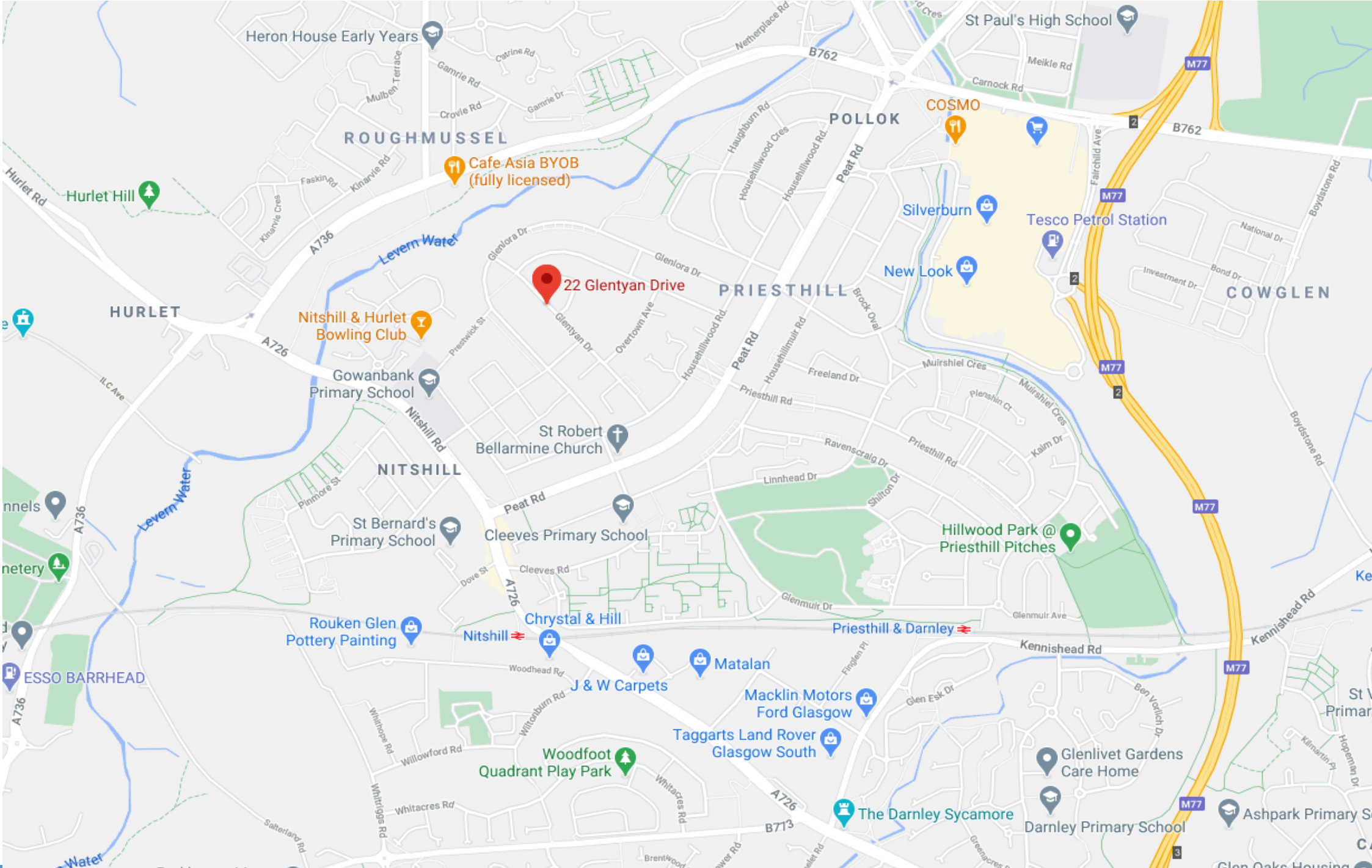
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

www.mqestateagents.co.uk

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