





MQ Estate Agents are delighted to present to the market this fantastic property in the vibrant Dennistoun area of Glasgow. The ground floor, traditional flat comprises of spacious lounge and dining area with veranda, kitchen, two sizeable double bedrooms, family bathroom, private front garden and communal garden space. This property would appeal to a multitude of buyers including those looking for their first family home or the discerning buy to let investor. The property retains many attractive, period features such as high ceilings and detailed cornicing. There is gas central heating and double glazing throughout the property and a secure entry system is in place.

Part Exchange and assisted move is available

ENTRANCE HALLWAY

15' 4" x 7' 8" (4.687m x 2.350m) The entrance hallway has doors leading off to all other rooms. Flooring is laid to carpet and you have a handy cupboard upon entrance to store outerwear.

LOUNGE/DINING AREA

22' 4" x 14' 2" (6.811m x 4.325m) The bright and airy lounge and dining room overlooks the rear of the property and is a superb size. There is a cupboard and fitted cabinet units. Flooring is laid to carpet with neutral wallpapered walls. Special features in this room are the detailed cornicing including cornice rose. You also have access to the veranda to enjoy in the warmer months. An ideal space for entertaining friends and family.

MASTER BEDROOM

15' 11" x 13' 11" (4.862m x 4.265m) The master bedroom overlooks the front of the property and has ample space for additional bedroom furniture. Flooring is laid to a good quality grey carpet and walls papered in a



neutral toned wallpaper. You also have the bay window bringing in an abundance of natural light, detailed cornicing, cornice rose and fitted wardrobe.

BEDROOM TWO

12' 3" x 11' 7" (3.742m x 3.552m) The second double bedroom overlooks the front of the property. Flooring is laid to a good quality grey carpet with wall papered walls.

KITCHEN

13' 3" x 7' 10" (4.053m x 2.400m) The kitchen comprises of a variety of wall and base mounted units in a wooden finish. You have a free standing gas oven with integrated overhead extractor fan and a free standing washing machine. There is also a larder style cupboard and space for a free standing fridge/freezer. Flooring is laid to neutral toned floor tiles. The room is complete with vibrant wall tiling, display cabinets and wine rack.

BATHROOM

8' 4" x 5' 9" (2.550m x 1.762m) The family bathroom comprises of a white, three piece suite of bath with Victorian style mixer taps and overhead shower, low flush WC and wash hand basin. The bathroom is fully tiled in an elegant white and grey tile.

GARDENS

The property benefits from both a private front garden and communal garden space. The front garden comprises of mature shrubbery and hedging while the rear is laid to lawn.

LOCATION

Ballindalloch Drive is quietly located just back from the hustle and bustle of Alexandra Parade. You have a wealth of local amenities close by including cafes, bars, restaurants and supermarkets. Fantastic travel links are on your doorstep with a regular bus service to Glasgow



City Centre as well as Alexandra train station just a short walk away. The M8 motorway link is also a few minutes away taking you to Glasgow, Edinburgh or beyond. Schooling is available locally at all levels.

VIEWINGS

Early internal viewing is imperative to fully appreciate all that this spacious, traditional tenement 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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