





MQ Estate Agents are delighted to present to the market this newly renovated semi-detached villa in a quiet yet central position in Kelvindale in Glasgow's west end. Presented in excellent condition throughout, the property comprises of entrance vestibule, open plan living area with newly fitted, integrated kitchen just off, two bedrooms, newly fitted bathroom, garden area to the front and side of the property and private driveway. The property further benefits from double glazing through-out and a brand new gas central heating system. The property would be an ideal fit for a variety of purchasers including the first time buyer or for your first family home. Viewing is highly recommended.

MQ Assist or part exchange is available.

ENTRANCE VESTIBULE

4' 1" x 3' 11" (1.253m x 1.216m) The entrance vestibule is of brick construction with one wall half glazed with an opaque finish. You have a handy storage cupboard here and entrance to the lounge area via the white UPV door.

LOUNGE/KITCHEN

16' 2" x 12' 10" (4.939m x 3.912m) The open plan lounge and kitchen overlooks the front of the property and is a bright and fresh space with flooring laid to light grey, wood effect laminate flooring and white painted walls. In the lounge area you have handy under stair storage space and a large utility cupboard just off.

The contemporary newly fitted kitchen comprises of a variety of base and wall mounted units in an elegant matt grey finish with complementing light grey worktops. The room is partially tiled in a white and grey tile. Integrated appliances include a ceramic hob, oven and overhead extractor fan, dishwasher and washing/dryer machine. There is a free standing fridge/freezer. The room is complete with under mount lighting.



BEDROOM ONE

12' 10" x 8' 2" (3.934m x 2.513m) The first double bedroom overlooks the front of the property. Flooring is laid to a plush, light grey carpet and you have mirrored, fitted wardrobes.

BEDROOM TWO

9' 8" x 8' 6" (2.967m x 2.597m) The second bedroom also overlooks the front of the property. The contemporary feeling continues with plush grey carpets and fitted wardrobes providing great storage.

BATHROOM

6' 7" x 5' 4" (2.026m x 1.644m) The elegant fitted bathroom comprises of a white, three piece suite of bath with central mixer taps, overhead shower, wall hung, low flush WC and wash hand basin with an under fitted vanity unit. The room is complete with a chrome towel radiator, LED mirror and light grey laminate flooring. The room further benefits from being fully tiled in a beautiful, textured stone effect tile.

GARDENS

The property benefits from a front and side garden space. The front is laid to lawn with decorative chips and paving to the front entrance. The side garden provides your own driveway space and then you have a full height enclosed space with decorative stones and garden shed.

LOCATION

Millhouse Drive is perfectly located in a charming, modern development. It enjoys a quiet location but is close to the hustle and bustle of Glasgow west end. Byres Road is less than a ten minute drive away. Transport links are fantastic with Kelvindale train station only a few minutes' walk away as well as regular bus services taking you to Glasgow city centre. The



M8 motorway link is a short drive away taking you around Glasgow, Edinburgh or beyond. There are a variety of big named supermarkets nearby as well as a wealth of local shops, restaurants, pubs and boutiques to enjoy.

VIEWINGS

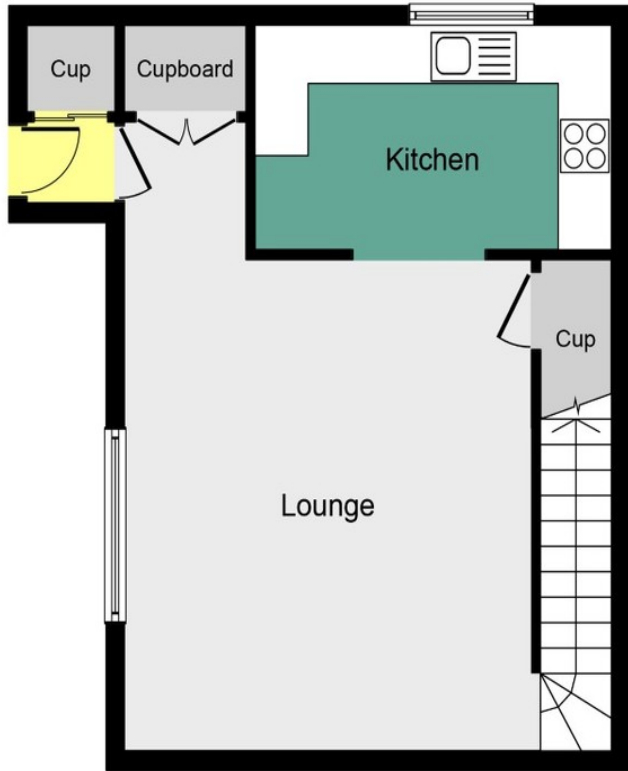
Early internal viewing is imperative to fully appreciate all that this semi-detached property has to offer.

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.

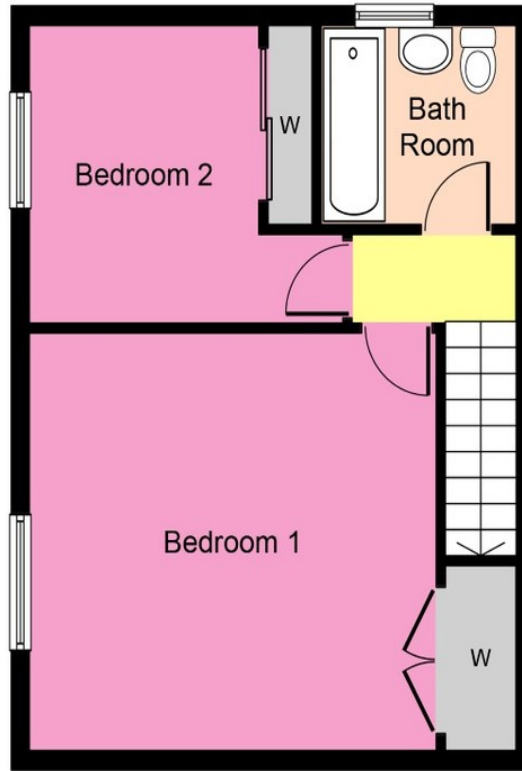








Ground Floor



First Floor





Call free on 0800 074 8585

www.mqestateagents.co.uk

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