





MQ Estate Agents are delighted to present to the market this rarely available and ideally located semi-detached property in Pollok in Glasgow's south west. The property comprises of open lounge, large, two large double bedrooms, family bathroom, driveway, front and rear gardens and garage. The property further benefits from gas central heating and double glazing throughout. This opportunity would appeal to a large variety of purchasers including those looking for a family home or the discerning buy to let investor.

MQ Assist and Part Exchange is available.

LOUNGE

14' 10" x 12' 10" (4.534m x 3.933m) The bright and open lounge overlooks the front of the property with a bay window bringing in a lot of natural light. The room is neutrally decorated with a feature wall and the floor is laid to carpet. An ideal place to relax or entertain.

KITCHEN

12' 10" x 7' 7" (3.921m x 2.320m) The kitchen has a variety of wall and floor units providing ample storage for all kitchen essentials. There is a Rangemaster 5 burner gas hob with grill and double oven to cook to your hearts delight and space for a freestanding, American style fridge/freezer. The room is complete with partial white wall tiles and a glossy, wood effect laminate floor.

MASTER BEDROOM

16' 2" x 11' 1" (4.933m x 3.382m) The master bedroom is a fantastic size fitting a double bed and much more bedroom furniture. There is potential to have fitted wardrobes here too if



desired. Flooring is laid to grey carpet with walls in a light, cool tone with a feature wall. The room further benefits from a shelved storage cupboard.

BEDROOM TWO

12' 6" x 9' 6" (3.824m x 2.920m) The second double bedroom overlooks the rear of the property and again is a great size for additional bedroom furniture. Flooring is laid to carpet with painted walls.

FAMILY BATHROOM

8' 5" x 4' 6" (2.577m x 1.382m) The bathroom is on the lower floor and comprises of a white, three piece suite of bath with overhead mixer shower, low flush WC and wash hand basin with overhead vanity unit. There is a sizeable cupboard here which currently houses the washing machine and tumble dryer. The room is complete with wall panelling and a chrome, towel radiator.

GARDENS

The property has a front, rear and side, 3-car driveway. The gardens are fully enclosed by hedging and fencing and a variety of lawn and paving. There is also a separate garage.

LOCATION

Binend Road is quietly located in Pollok in Glasgow and there are a wealth of amenities available locally including convenience stores, supermarkets and schooling at all levels. Silverburn Shopping Centre is a short distance away and provides high end cafes, restaurants, retailers as well as the Cineworld Cinema and Tesco superstore. Travel links are excellent with a regular bus service to Glasgow city centre, close-by train stations and the slip road

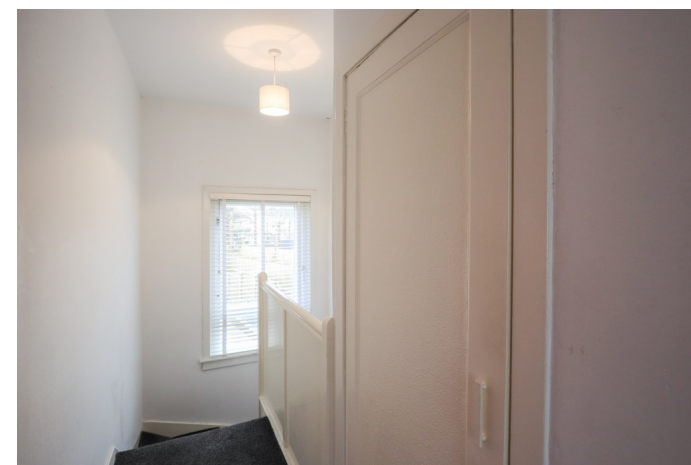


for the M77 taking you to Glasgow, Edinburgh or beyond.

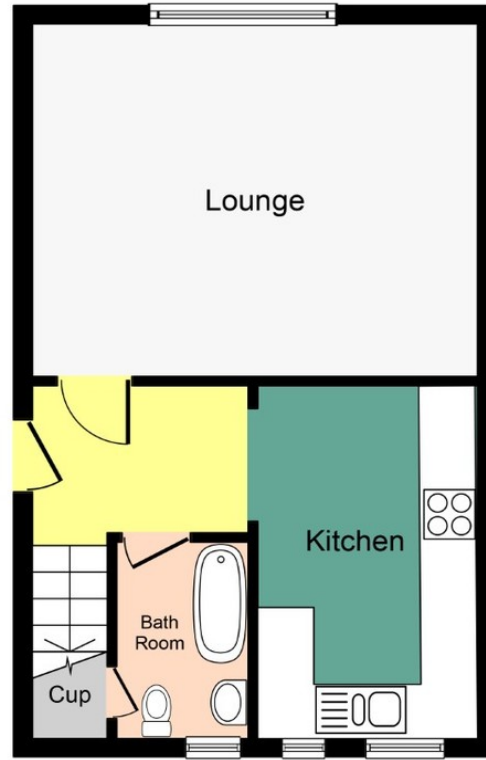
VIEWINGS

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

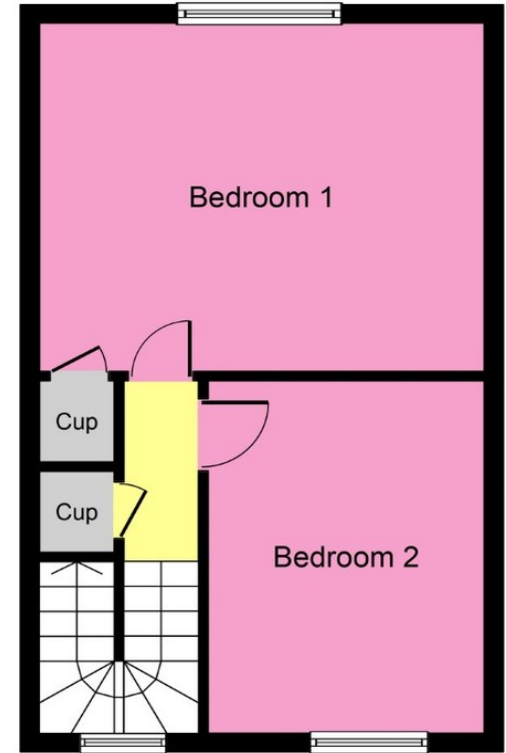
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.







Ground Floor



First Floor



Call free on 0800 074 8585

www.mqestateagents.co.uk

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.