



261 Croftfoot Road, Croftfoot, Glasgow, G44 5LD

Tastefully Presented, Two-Bedroom, South-Facing, Traditional Lower Villa

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

Tastefully presented, two-bedroom, south-facing, traditional lower villa, with private gardens. Located in the popular Croftfoot residential area, just southeast of Glasgow city centre.

Comprises an entrance hallway, living room, kitchen, dining room, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, a modern bathroom and high-quality engineered wood flooring throughout. In addition, there is gas central heating, double glazing and good integrated storage space.

To the rear is a generous garden plot, including a lawn, patio and a shed, whilst there is ample on-street parking to the front.

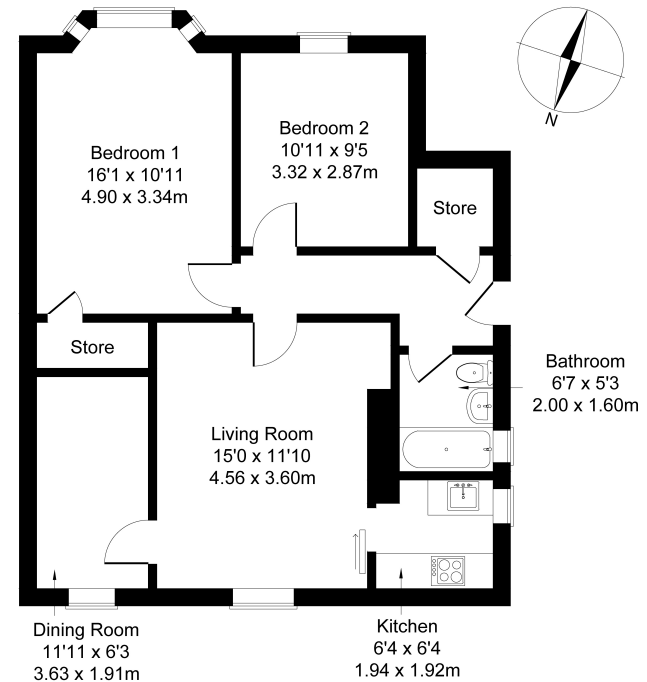
A welcoming entrance hall, with storage, is finished with light, neutral decor and engineered wood flooring which continues throughout the home. Filled with natural light, a tastefully presented living room includes a feature fireplace and provides plenty of space for freestanding furniture. Conveniently adjoining the bright reception room are both a dining room and a kitchen. The kitchen is fitted with contemporary wood-effect units and stone-effect worktops. Appliances include an integrated double oven, a five-burner gas hob, a concealed extractor fan, a freestanding fridge/freezer and a washing machine. South-facing and extended by a bay window, the main bedroom is well-proportioned and benefits from built-in cupboard storage. Enjoying a similar, sunny aspect, the second bedroom offers a good-sized, versatile space.

Completing the accommodation, a bathroom is fitted with a three-piece suite, a shower-over-bath, vanity storage, a chrome, ladder-style radiator and tiled splash walls.



261 Croftfoot Road, Glasgow, G44 5LD

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Croftfoot is a desirable residential area situated on the southeastern side of Glasgow. The popular district benefits from an excellent range of retail and leisure facilities, and enjoys proximity to some idyllic, open green space, including the dramatic Cathkin Braes Country Park. Perfect for

commuters, Croftfoot has its own railway station and enjoys first class road links, with easy access to the M77 and M74, which provide fast access to Glasgow City Centre and surrounding areas. Excellent schooling can be found locally both at primary and secondary levels.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

