



# 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



# 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.

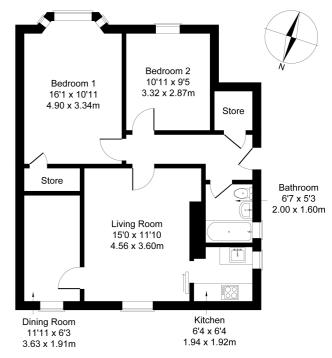
To the rear is a generous garden plot, including a lawn, patio and a shed, whilst there is ample on-street parking to the front.

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 wellproportioned 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.

## nov<sup>8</sup> 261 Croftfoot Road, Glasgow, G44 5LD

REAL ESTATE 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





These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.