



## 109 Crofthill Road, Croftfoot, Glasgow, G44 5QQ

Light and Well-Presented, Two-Bedroom, Upper Villa.

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# Property Description

Light and well-presented, two-bedroom, upper villa, with extensive private gardens and a driveway. Located in the popular Croftfoot area, lying to the southeast of Glasgow city centre.

Comprises an entrance hall and stair, hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a stylish fitted kitchen, modern bathroom, contemporary lighting and generous room sizes. In addition, there is gas central heating, double glazing, TV and phone points, and good storage provision, including a loft.

Set on a corner plot, there is a large lawn to the side with tall, privacy hedging, a wood-decked patio, a shed, and a paved driveway.

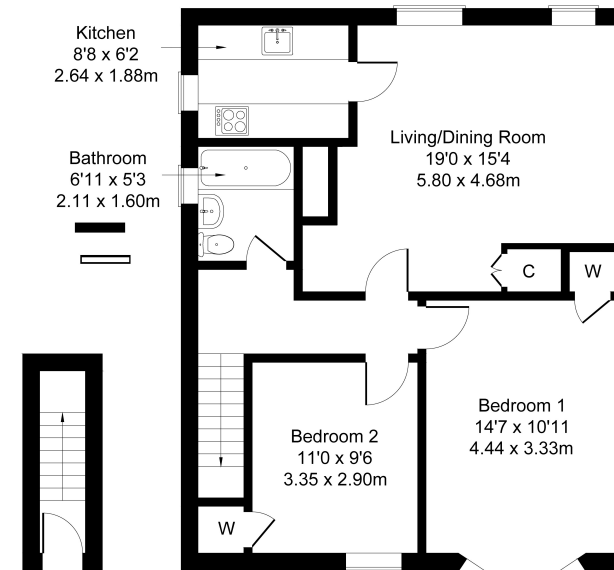
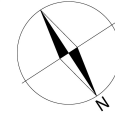
Reached by a private entrance and a stair, a carpeted hallway gives access to all rooms in the flat. A southwest-facing public room, with cupboard storage, is filled with natural light from twin windows, and offers generous space for both lounge and dining furniture. An adjoining kitchen enjoys a similar, sunny aspect and is fitted with contemporary units, wood-effect worktops, a stainless-steel sink, an integrated, eye-level oven and microwave and an electric hob, with a canopy.

Set to the opposite aspect are two bright, well-proportioned bedrooms. Whilst bedroom one is carpeted, bedroom two is fitted with modern, wood-effect flooring, and both benefit from built-in wardrobe storage. Completing the accommodation, a bathroom is fitted with a white, three-piece suite, with a mains mixer shower over the bath, tiled splash walls and tiled flooring.

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**109 Crofthill Road, Glasgow G44 5QQ**

Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



**Ground Floor**

**First Floor**

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 at both primary and secondary levels.









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