

# 77 Craigswood Way

BALLIESTON, GLASGOW, G69 7FG



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Rarely available; detached 3-bedroom house  
nestled in a peaceful neighbourhood*





McEwan Fraser Legal is delighted to present this rarely available; detached 3-bedroom house nestled in a peaceful neighbourhood, this charming "Elgin" style family home from Persimmon - offers the perfect blend of modern living and cosy ambience.

# THE LOUNGE



Upon entering, you'll be greeted by a spacious and inviting living room, bathed in natural light that streams through large windows. Due to its size, an array of furniture configurations will suit the space well.

# THE KITCHEN/DINER



The well-appointed kitchen boasts sleek countertops, ample cabinet space, and top-of-the-line appliances, making it a chef's dream. Whether you're preparing a quick breakfast or experimenting with gourmet recipes, this kitchen is sure to inspire culinary delights. The open layout seamlessly connects the kitchen to the adjacent dining space, creating a warm and inclusive atmosphere for entertaining guests or enjoying family meals. A very handy utility room allows for the kitchen and dining space to be kept clutter free and a downstairs WC completes the accommodation on the ground level.





# THE UTILITY & WC





Upstairs, you'll discover three generously sized bedrooms, all doubles and two with integrated storage, they each offer a peaceful retreat for rest and relaxation. The master bedroom is a true sanctuary, complete with an en-suite bathroom, providing a private oasis for unwinding after a long day. The remaining bedrooms are perfect for children, and guests, or can be transformed into a home office or hobby room to suit your needs.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The property also benefits from a well-maintained garden, due to the property being a corner plot, there is even more space than other houses in the development. The current owners have also added a magnificent decked area where you can indulge in outdoor activities, host barbecues, or simply soak up the sunshine. The garden provides ample space for children to play or for avid gardeners to cultivate their green thumbs. Finally, a driveway with space for 2 cars comes complete with an electric car charging port.

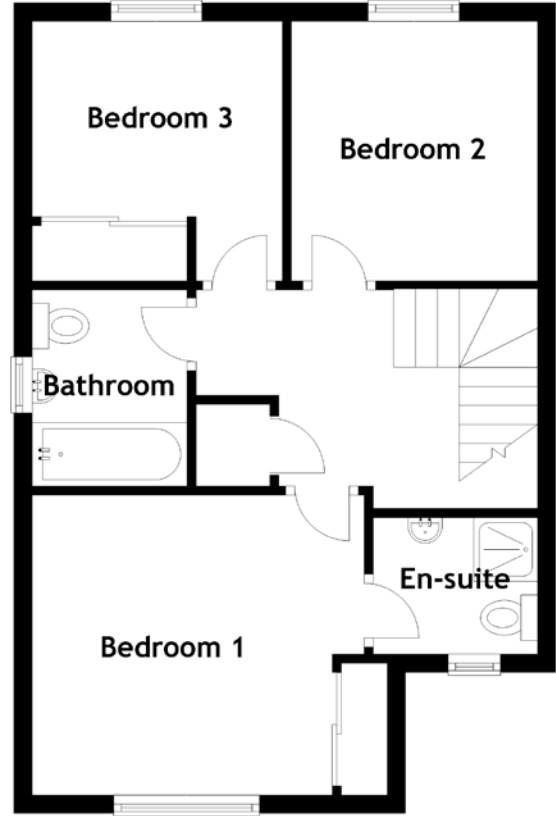
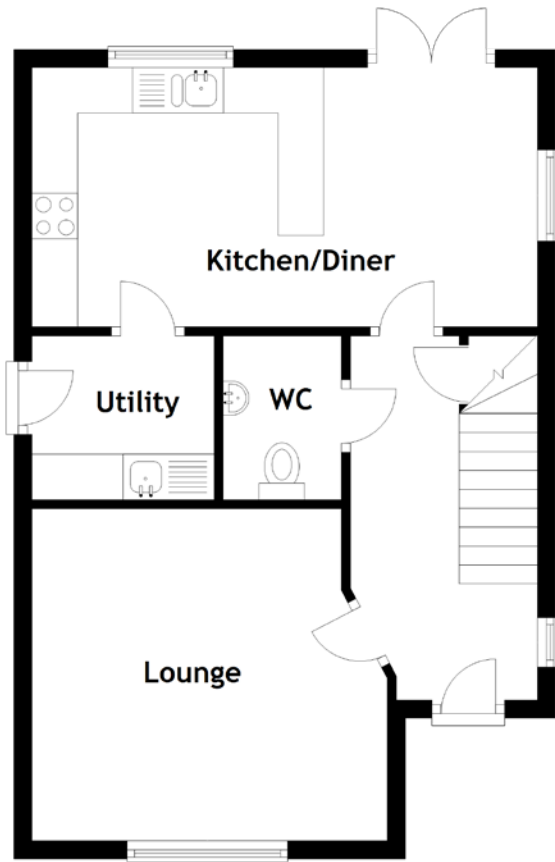
Don't miss the opportunity to make this delightful family home your own. With its modern comforts, peaceful surroundings, and convenient location, it presents an ideal haven for creating cherished memories. Early viewing is advised.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



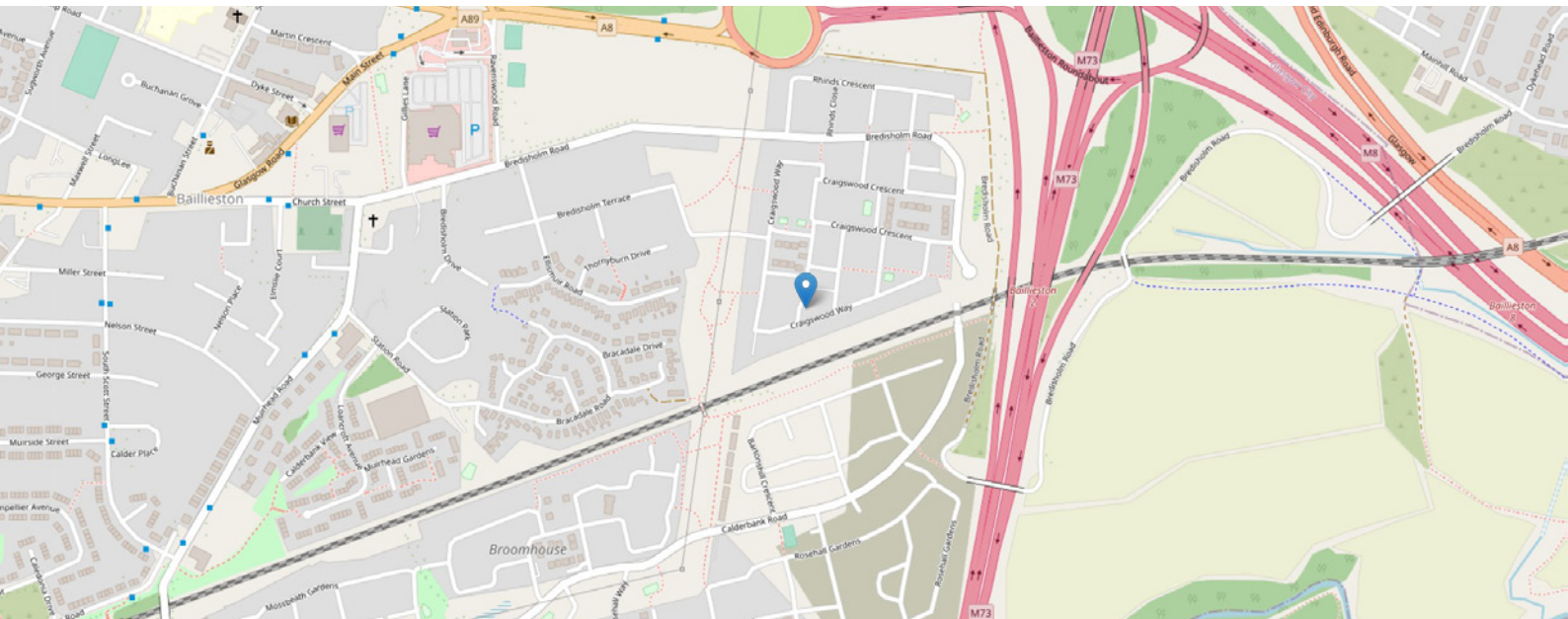
Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.65m (12')
Kitchen/Diner	5.55m (18'3") x 2.85m (9'4")
Utility	2.00m (6'7") x 1.80m (5'11")
WC	1.80m (5'11") x 1.30m (4'3")
Bathroom	2.15m (7'1") x 1.70m (5'7")
Bedroom 1	3.65m (12') x 3.29m (10'10")

En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	2.90m (9'6") x 2.70m (8'10")
Bedroom 3	2.85m (9'4") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3650.00





# THE LOCATION

The popular area of Baillieston is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere twenty minutes to the heart of Glasgow city centre.







For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach and the estate itself has a number of play parks for children of different ages. It's also in very close proximity to the planned Baillieston community hub which will be built on the site of James Lindsay community park. This is anticipated to commence construction in late 2023 and will have a library, gym and cafe. All in all, making it a very popular place to call home.



# McEwan Fraser Legal

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Text and description  
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Surveyor



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