

# 84 Craig Road

GLASGOW, G78 3HY



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

*Rare development opportunity, 3 bed semi in need of  
upgrade, ever popular Neilston area*



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We are delighted to bring to the market a rare development opportunity with this three-bed semi-detached home, set in a quiet street in the ever-popular area of Neilston. The property is presented as a completely blank canvas for someone to create their own 'Grand Design'. Although in need of an upgrade this property could present the perfect place for those who have a flair for interior design. The spacious accommodation lends itself to so many options (subject to the necessary planning and building warrants being obtained), including room to extend to the rear if required. The property is of BISF steel frame non-standard construction and as such lending may be restricted to fewer lenders.

# THE LOUNGE



The accommodation benefits from a porch area to the front with a bright and spacious lounge which given its shape would suit a range of furniture configurations. The gas fire is the focal point of the room, light floods in from the large windows and helps create a very relaxing ambience.

# THE KITCHEN



The kitchen currently has a range of units, however, a stylish new kitchen could easily create a fantastic space to prepare the family meals.



The wet room is a good size and finished with a white toilet and sink with an electric shower. The three bedrooms of this home are bright with natural light and have ample space for free-standing furniture. There are also ample cupboard spaces throughout to help keep everything tidy and in its place. The property is also kept warm and comfortable via double glazing and gas central heating.

## THE WET ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



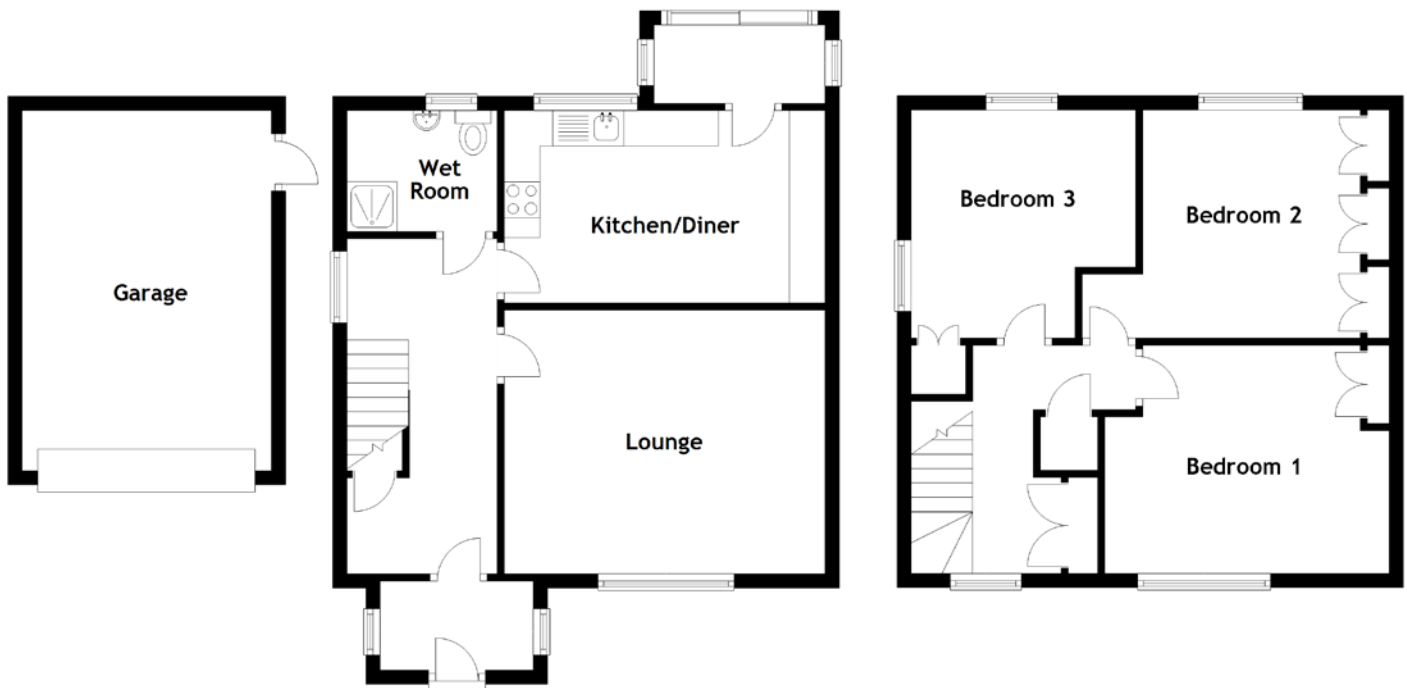
The rear garden is secure, making it ideal for children and pets. There are two sheds and a concrete garage providing extra storage or making an ideal workspace for anyone who likes to tinker with a hobby. Off-street parking for a couple of vehicles is provided via the driveway in front of the garage.

From time to time some properties come to the market that are guaranteed to be popular. Given the popular location, the spacious accommodation and the rare opportunity to redesign the space then this is one such property. We believe early viewing is essential.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

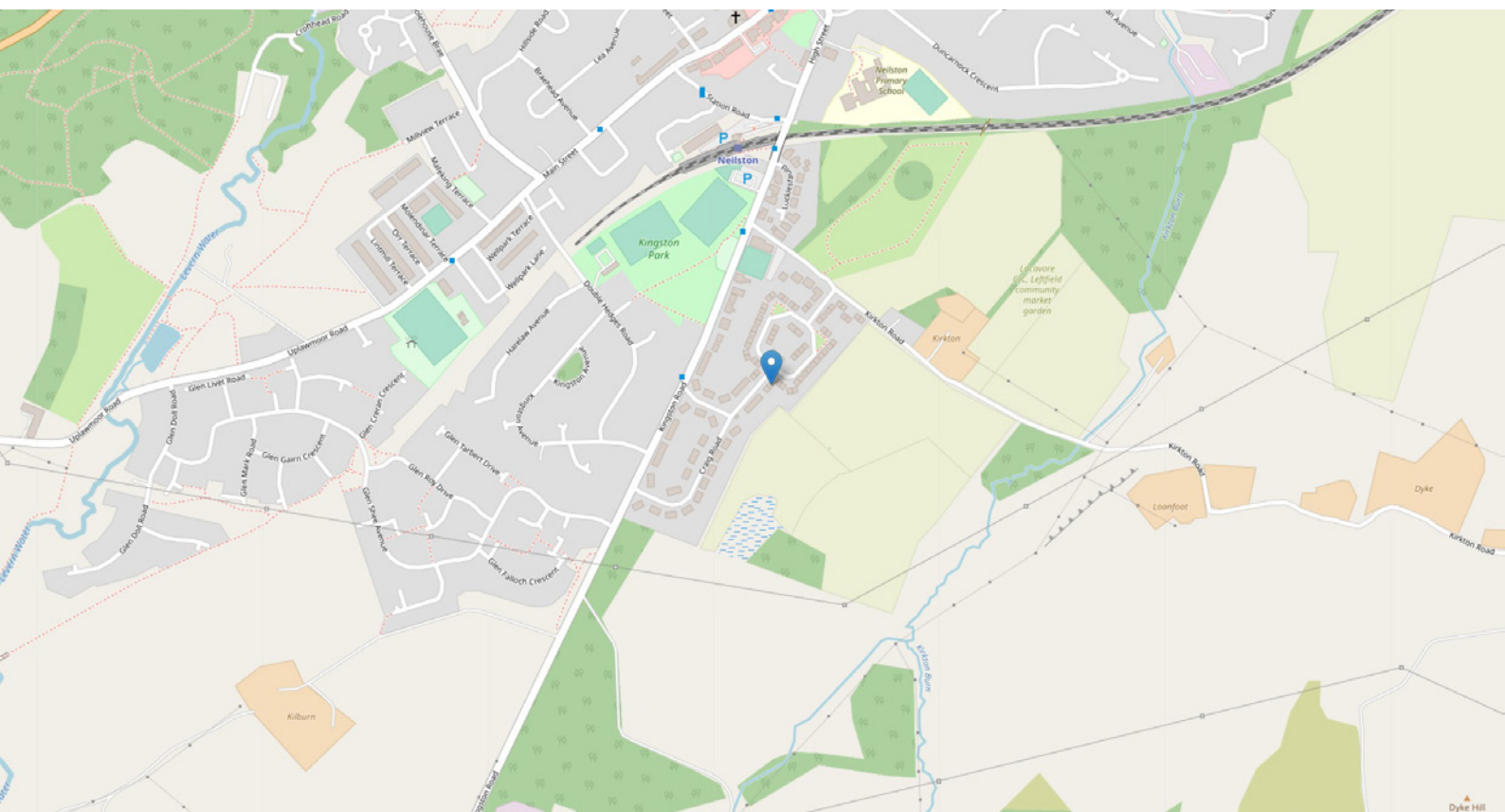
Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen/Diner	4.50m (14'9") x 2.70m (8'10")
Wet Room	3.10m (10'2") x 1.70m (5'7")
Bedroom 1	3.95m (12'11") x 3.15m (10'4")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")

Bedroom 3  
Garage

3.20m (10'6") x 3.15m (10'4")  
5.10m (16'9") x 3.50m (11'6")

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

Buyer's Premium Value: £1500.00



# THE LOCATION

The popular village of Neilston is a great place to raise a family. The village is included within the school catchment for Eastwood High in Newton Mearns for secondary education along with the popular Neilston Primary within the village itself and very close at hand.

Commuting is quick and easy via the Neilston Train Station (five minutes walk) and the M77 motorway is a mere ten minutes drive, meaning all parts of west-central Scotland are quickly and easily accessible. For those who love country walks or cycling with the kids, there are great places to explore and ramble.



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