

70 Dalmellington Road

CROOKSTON, GLASGOW, G53 7GE



*THREE BEDROOM
END TERRACE FAMILY HOME*



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McEwan Fraser Legal is delighted to present this impressive three-bedroom end-of-terrace family home, offering generous proportions, excellent flow throughout, and beautifully balanced accommodation – perfectly suited to modern family living. Combining practicality with comfort, this is a home that effortlessly meets the needs of day-to-day life while also providing superb spaces for entertaining and relaxing.

Upon entering, you are welcomed into a bright and inviting hallway which immediately sets the tone for the rest of the property. The ground floor has been thoughtfully arranged to maximise both space and natural movement, creating a layout that feels open, connected, and highly functional.

To the front of the home is a wonderfully proportioned living room, a warm and comfortable space ideal for unwinding at the end of the day or gathering with family and friends. Large windows allow natural light to pour in, enhancing the sense of space and creating a bright yet cosy atmosphere. The living room flows seamlessly through to the adjoining dining area, making this an exceptional arrangement for entertaining guests, hosting family meals, or simply enjoying open-plan style living with clearly defined areas.







The dining space enjoys direct access to the kitchen, allowing for practical everyday use while maintaining an excellent sociable layout. The kitchen itself is well-appointed with an excellent range of storage and workspace, designed to cater perfectly for busy households. Whether preparing quick weekday meals or more elaborate dinners, this room offers both style and functionality. A door from the kitchen leads directly out to the rear garden, creating a natural connection between indoor and outdoor living and making summer dining, children's play, or gardening especially convenient.

The overall flow of the ground floor is one of this property's standout features, with each room connecting effortlessly to the next, resulting in a home that feels spacious, welcoming, and easy to live in.

The Property



Moving upstairs, the first floor continues to impress with three generously sized bedrooms, each thoughtfully designed to offer comfortable accommodation and practical storage. All bedrooms benefit from integrated storage solutions, ensuring valuable floor space is retained while helping to keep each room organised, clutter free, and calm. These rooms are versatile enough to suit a range of needs, whether as bedrooms for a growing family, guest accommodation, a nursery, or a home office.

Completing the upper floor is the family bathroom, finished in timeless white tiling and fitted with a shower over the bath, combining convenience with classic style. Bright, clean, and functional, it serves the household perfectly.

The Property



Bedroom 2

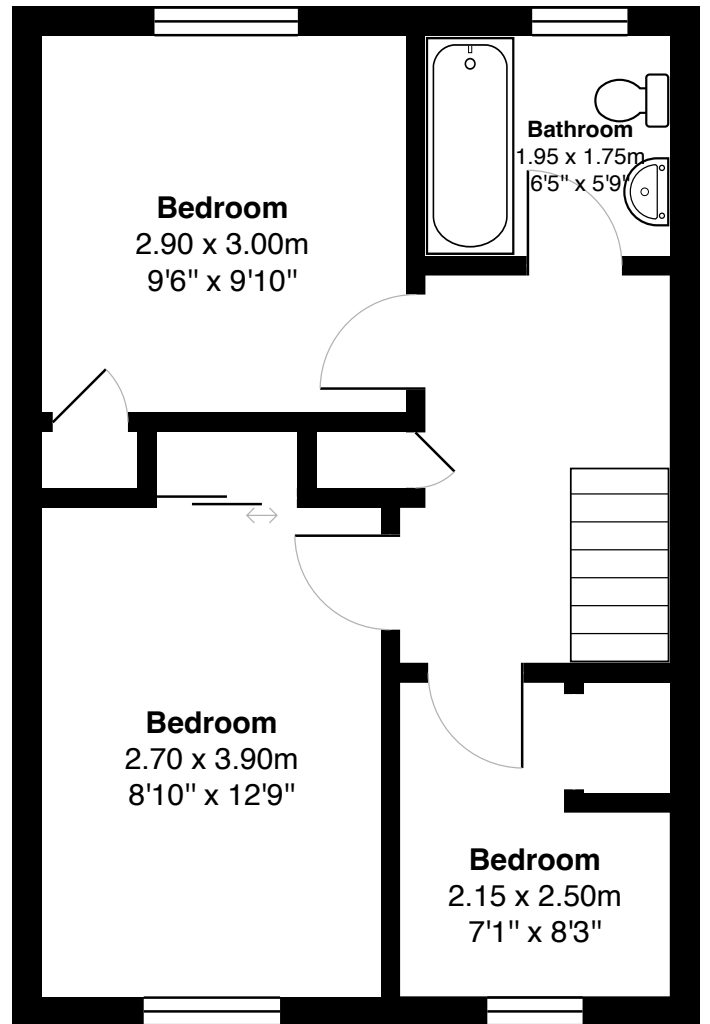
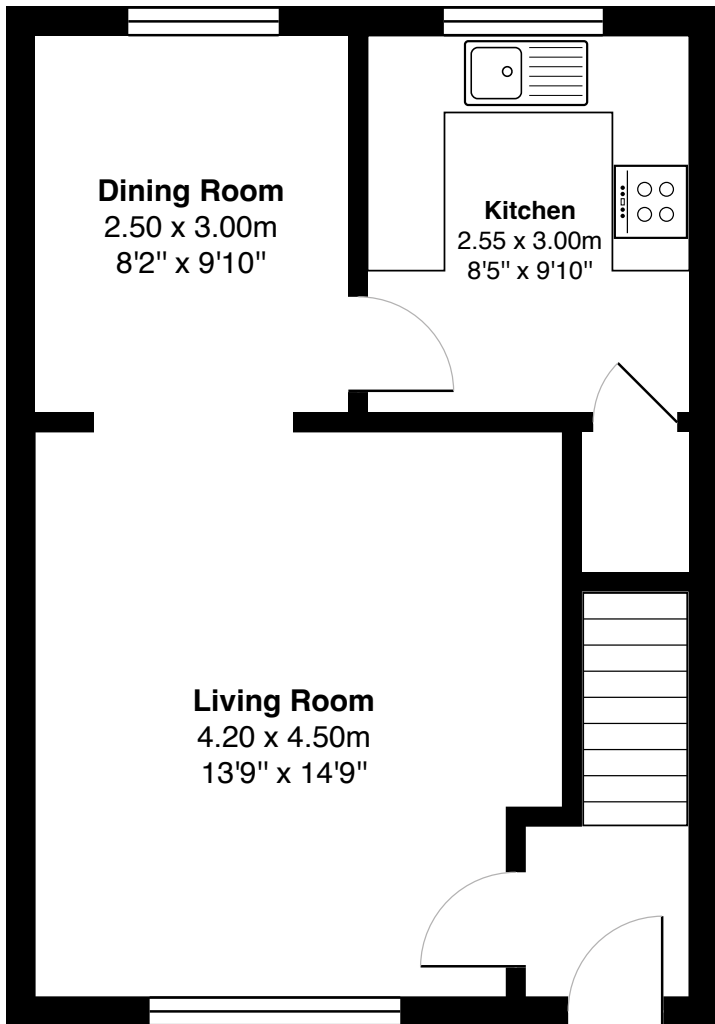




Bedroom 3







Gross internal floor area (m²): 72m²

EPC Rating: C

Externally, as an end-of-terrace home, the property enjoys additional privacy, a greater sense of openness, and the added benefit often associated with corner positioning. Located within a popular residential development known for its family-friendly appeal, this home is ideally placed for access to local amenities, schools, transport links, and green spaces.

Some properties tick a few boxes. This one ticks every box. Offering space, practicality, comfort, and location in equal measure, this is a fantastic opportunity to secure a wonderful family home.





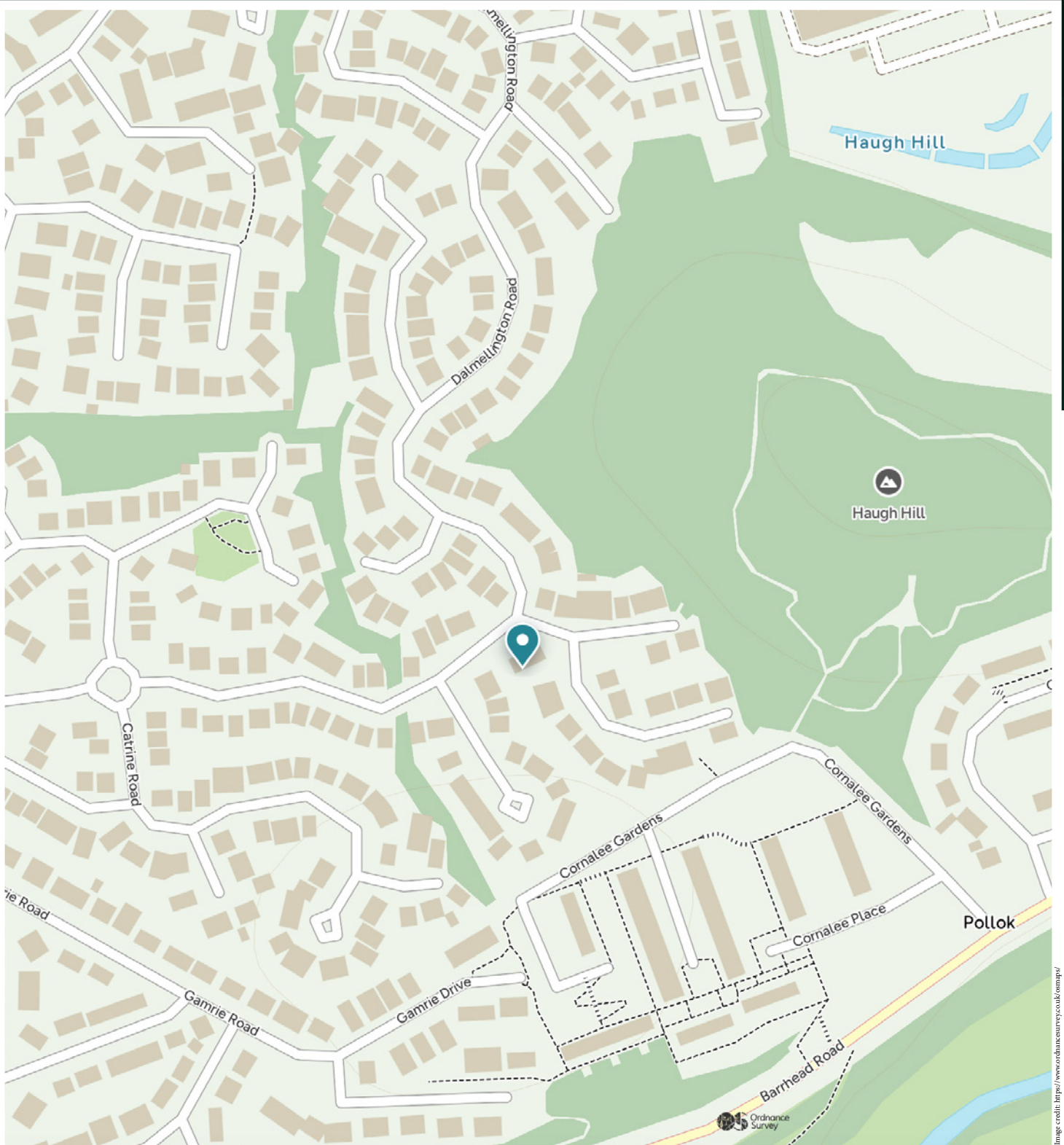
POLLOK COUNTRY PARK

Crookston is a well-established residential area on Glasgow's popular Southside, valued for its excellent balance of green space, amenities, and transport links. Following significant regeneration, the area now offers a strong mix of modern family housing and established neighbourhoods.

A standout feature is nearby Pollok Country Park, Glasgow's largest parkland, offering woodland walks, cycling routes, open green areas, and The Burrell Collection, a major draw for families and outdoor enthusiasts. For shopping and leisure, Silverburn Shopping Centre provides a wide range of high street stores, supermarkets, restaurants, cafés, and a cinema, making Crookston highly convenient for modern family life.

The area is well placed for commuting, with easy access to the M77 motorway network, regular bus services, and nearby rail connections to Glasgow City Centre and beyond. Crookston remains popular with first-time buyers, growing families, and downsizers due to its value for money, generous housing stock, and access to both urban amenities and green space. With schools, healthcare facilities, and leisure amenities all within easy reach, it continues to be a practical and appealing place to call home.

The Location



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