

88 Croftfoot Road

CROFTFOOT, GLASGOW, G44 5JX



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



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*Charming Three-Bedroom House with converted loft
and separate annexe, in Desirable Location*



We are delighted to offer to the market this first-class three-bed semi-detached family home. This property is a true gem, boasting a converted attic and an additional granny flat, perfect for those who require extra space for family or guests.

The property is presented to the market in excellent condition throughout and is sure to be a popular listing with buyers seeking a very comfortable home where all the hard work has already been done.

THE LOUNGE



Upon entering the property, you are greeted with a warm and inviting hallway leading to a bright and spacious lounge with large windows that flood the space with natural light. The layout affords a plethora of options regarding furniture configurations, and it flows perfectly into the stunning kitchen.

THE KITCHEN & UTILITY



The kitchen is very high spec and a great place to serve up the family favourites. Fitted with a beautiful range of tall grey units with a gas hob, electric oven, and space for a dishwasher and fridge. Newly fitted French doors also lead out from here into the garden. The utility room provides extra space for a chest freezer, washing machine and tumble dryer and the ground floor is completed by a very handy WC.





The first floor comprises of three generously sized bedrooms, all offering ample space for storage, and a modern family bathroom. The converted attic provides a versatile space which can be utilized as a fourth bedroom or a home office.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The added benefit of this property is the additional granny flat, accessible via a separate entrance to the rear of the property. This self-contained unit boasts a spacious living area, providing an ideal space for a live-in nanny, elderly relatives, or guests.

THE ANNEXE



Externally, the property boasts a well-maintained garden, perfect for outdoor activities and summer barbecues, there is also a summerhouse and a bar making for great entertainment when it's warm. The driveway provides off-street parking for multiple cars.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



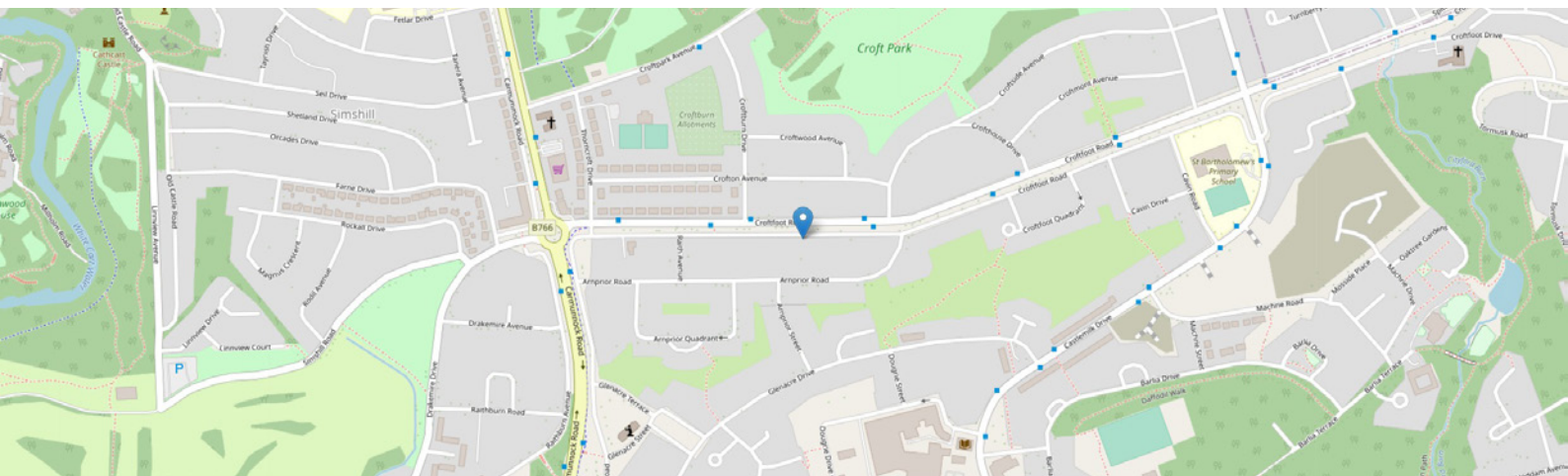
Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 3.60m (11'10")
Kitchen	3.55m (11'8") x 3.15m (10'4")
Utility	2.45m (8') x 2.45m (8')
Bathroom	2.40m (7'10") x 2.15m (7'1")
Bedroom 1	3.55m (11'8") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")

Bedroom 3	2.50m (8'2") x 2.15m (7'1")
Attic	4.30m (14'1") x 3.80m (12'5")
Annexe	5.60m (18'4") x 4.95m (16'3")
Garage	5.20m (17'1") x 3.00m (9'10")

Gross internal floor area (m²): 92m² | EPC Rating: C

Buyer's Premium Value: £4800.00



THE LOCATION

Croftfoot is a residential suburb located in the southern part of the city of Glasgow. Situated approximately 5 miles from the city centre, it is a peaceful and quiet neighbourhood with easy access to both the city and the surrounding countryside.





Education-wise, there is a good range of schools offered within a short distance at both primary and secondary levels. The nearby Hampden Park, one of Scotland's most famous football stadiums, is also a prominent landmark and a popular destination for sports fans and visitors alike.

Despite its proximity to the city, Croftfoot has a relaxed and peaceful atmosphere. The area is mainly residential, with a mix of traditional sandstone tenements and modern apartments, as well as a few local shops and businesses. Residents enjoy easy access to a number of green spaces, including the nearby King's Park and Queens Park, both of which offer plenty of opportunities for outdoor activities such as walking, jogging, and cycling.

Overall, Croftfoot is a pleasant and tranquil suburb that offers the perfect balance between city living and rural retreat.




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**Part
Exchange
Available**



Text and description
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 Surveyor



Layout graphics and design
ALLY CLARK
 Designer

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