

66 Craigswood Way

BAILLIESTON, GLASGOW, G69 7FF



Immaculate three-bed semi-detached, set in the ever-popular location of Baillieston, Walk-in condition, integral garage



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We are delighted to offer to the market this immediately impressive and immaculate three-bedroom semi-detached property. This beautiful home is set in a great location which is ideal for any young couple or small family, and given the care and the upgrades that have been lavished upon the property, it is clear to see it is presented in absolutely immaculate condition, and now is actually several times better than when first new.

THE LOUNGE



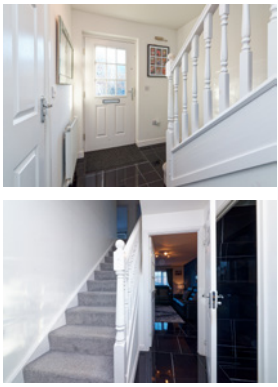
Accommodation comprises of a bright and airy lounge, which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light, to create a bright, free-flowing, living space that is a joy to experience. The large format floor tiles are simply beautiful and help create a very pleasing flow throughout the ground floor of this lovely home.

THE KITCHEN



The kitchen looks fantastic, finished with a great range of super-clean gloss white units with an electric oven, gas hob and integrated washer dryer, dishwasher and fridge freezer. It is clear to see the kitchen has been designed with style and functionality in mind and it offers a very efficient workspace. The back-to-the-wall breakfast bar is a great place to sit and enjoy a coffee. The kitchen is filled with natural light and leads into the ultra-low maintenance and impeccably presented rear garden. The downstairs WC is a handy addition for any busy family home.





Upstairs the family bathroom is beautiful, bright and fresh and contains a white suite, including a tap-fed shower over bath. There are three spacious double bedrooms in this lovely home, two of which have built-in wardrobes and all three have ample space for free-standing furniture. The master bedroom benefits from a stunning en-suite, beautifully tiled with a luxurious doorless shower enclosure with a mains-fed shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



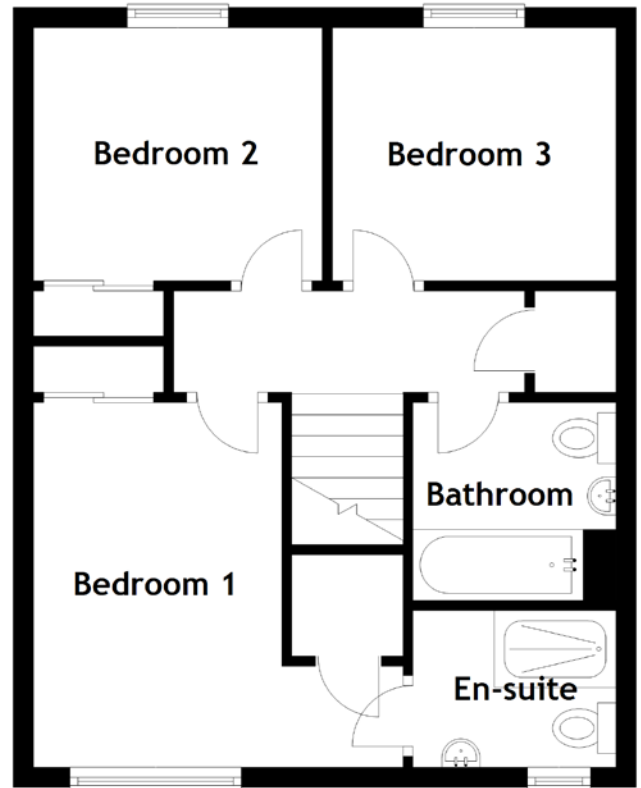
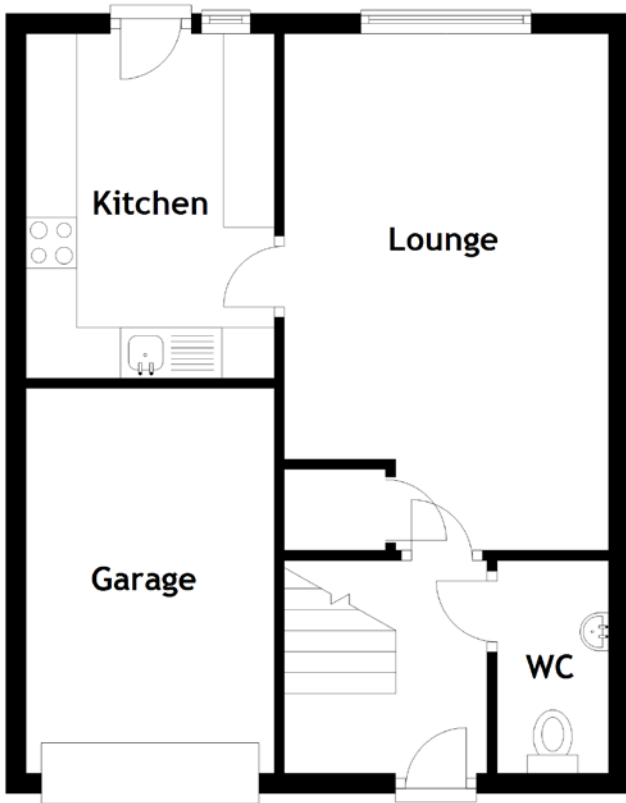
The property is kept warm and comfortable, via the double glazing and gas central heating. The property further benefits from an integral garage, ideal for storage, a home gym space, or conversion to a home office/family room if required. Parking is provided on the driveway to the front aspect of the property. The south-west facing rear garden enjoys the sun all day long, perfect for those long summer days. It is complete with high-quality artificial grass and, a sun patio/deck, along with a fantastic and utterly unique AI-Fresco bar! The rear garden has open views and is private, secure, pet and child-friendly and on sunnier days offers a fantastic space to relax.

Early viewing is an absolute must for anyone looking for an absolutely immaculate, stylish and highly desirable home, set in a great location and where all the hard work has already been done.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

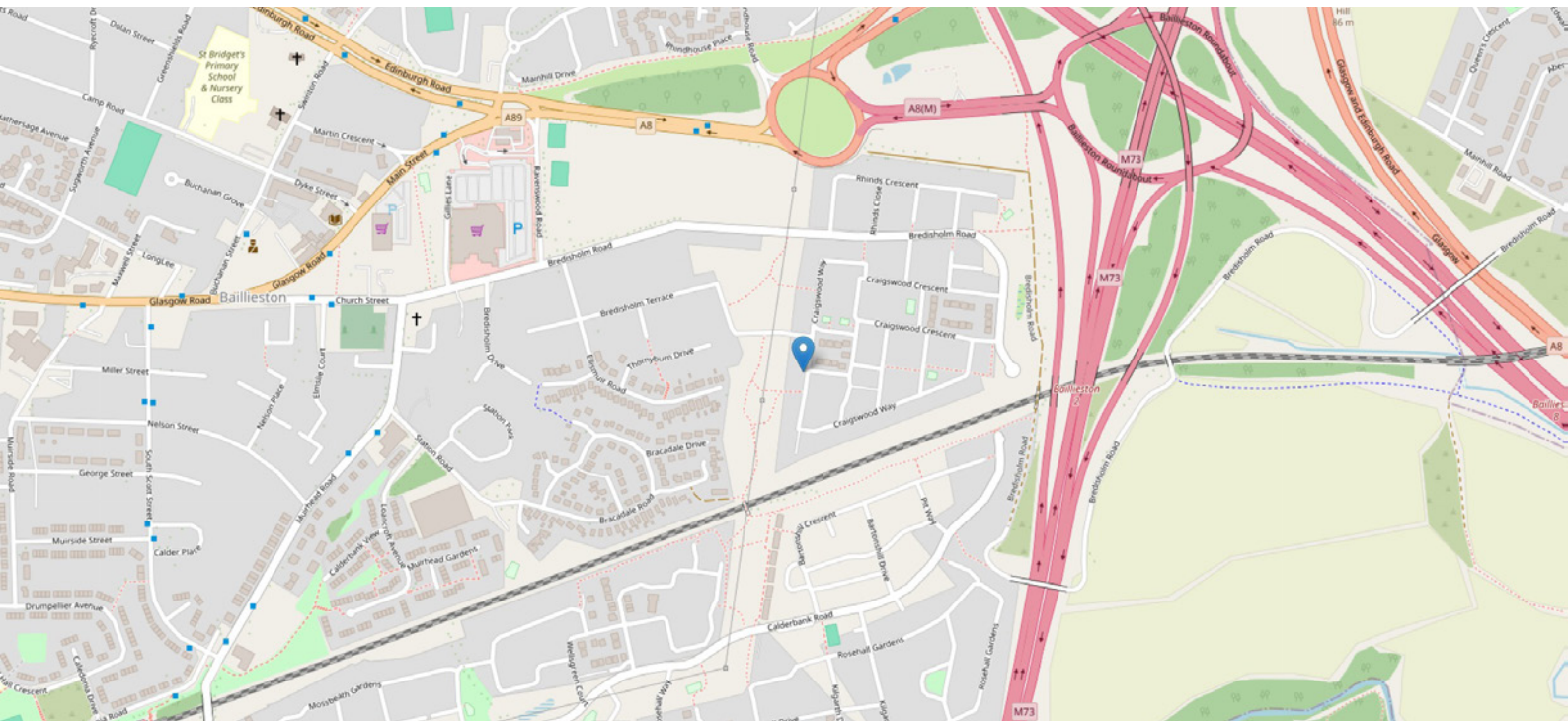


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") max x 3.20m (10'6")
Kitchen	3.40m (11'2") x 2.45m (8')
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	3.65m (12') x 3.60m (11'10")
En-suite	2.05m (6'9") x 1.55m (5'1")

Bedroom 2	2.85m (9'4") x 2.50m (8'2")
Bedroom 3	2.85m (9'4") x 2.50m (8'2")
Bathroom	2.15m (7'1") x 2.05m (6'9")
Garage	3.80m (12'6") x 2.45m (8')

Gross internal floor area (m²): 76m²
EPC Rating: C



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's 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 all within easy reach making it a very popular place to call home.



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