



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**25 Crosslee Street**

CRAIGTON, GLASGOW, G52 1SL

# 25 CROSSLEE STREET

Craigton, Glasgow, G52 1SL



Bellahouston Park



The popular area of Craigton is a great place to live and commute from. The transport links by bus and underground are very close at hand, with frequent services to the heart of the city in a mere twenty minutes or so. For those traveling by car, the main motorway links are close at

hand, meaning all areas of central Scotland are easily accessible on a daily basis.

There are a range of good schools including Craigton Primary and a world of amenities including Braehead Shopping Centre,

Bellahouston Sports Centre and Asda in Helen Street all within easy reach. Not to mention the massive development of the state of the art Queen Elizabeth University Hospital.

We are delighted to introduce to the market, this immediately impressive three bedroom detached family Bungalow. This is a very rarely available property given it's a very spacious bungalow and it's offered to the market in virtually 'as new' immaculate condition throughout. The property

offers tremendous flexibility for any family to enjoy and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet corner of the family-friendly and popular location of Craigton and the surrounding high

hedges and Sandstone walls offer a particularly private and appealing outdoor space that's rarely found today. The property has been carefully and thoughtfully designed with individuality and an easy free-flowing space in mind.

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The accommodation consists of a welcoming vestibule, which for peace of mind houses a security alarm. Leading through to the generous hallway gives the viewer just a hint of what's to come, and that the remainder of the property has also been built to excellent proportions. The large lounge is of a size and layout rarely

available in today's modern builds and all the Hallmarks of a great room are evident; genuinely spacious proportions, beautiful feature fireplace, lots of natural light flooding in and space that will cater for sumptuous designer furniture that you'll be able to set out in any number of various configurations. The bright and spacious new

kitchen is simply stunning! It's just recently been fitted in a beautiful range of gloss cream units with wooden worktops and it's sure to become a real 'hub' of the home. It features a sleek Induction hob, double electric oven, with space for an integrated dishwasher and a standalone fridge freezer. It's clear to see it has been thoughtfully designed

with both style and functionality in mind and this includes the matching units of the adjacent utility room which houses an 1½ bowl sink and washing machine, for effective drying on rainy days there's even the ever-popular Pulley. The kitchen layout also allows for a small breakfast table to be utilized if required. The well-proportioned

dining room has easy two-way access from the lounge or the kitchen thus making it ideal for entertaining friends and family on more formal dining occasions. The tiled family bathroom is fresh and bright and contains a white suite with an electric shower over the bath. There are three spacious bedrooms in this unique home, all lovely

and bright, two with built-in mirrored wardrobes and all with plenty of room for free-standing furniture. The very spacious master bedroom is en-suite and contains a large standalone shower enclosure with an electric shower. The house is always kept warm and comfortable via the double glazing and gas central heating.

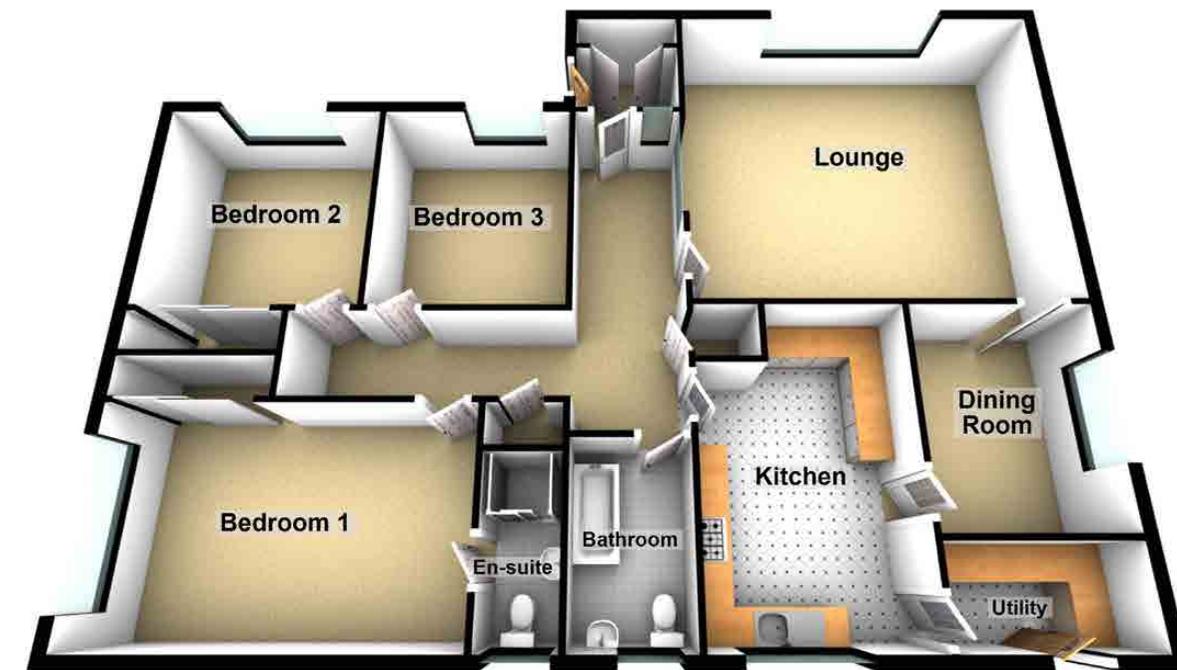


Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 5.90m (19'4") x 5.20m (17'1")  |
| Kitchen     | 4.80m (15'9") x 3.10m (10'2")  |
| Dining Room | 3.30m (10'10") x 2.70m (8'10") |
| Utility     | 2.70m (8'10") x 1.40m (4'7")   |
| Bedroom 1   | 5.30m (17'5") x 3.30m (10'10") |
| Bedroom 2   | 3.40m (11'2") x 3.40m (11'2")  |
| Bedroom 3   | 3.40m (11'2") x 2.90m (9'6")   |
| Bathroom    | 2.80m (9'2") x 1.70m (5'7")    |
| En-suite    | 2.60m (8'6") x 1.10m (3'7")    |

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Free-standing appliances and furniture may be available by separate negotiation.





The well-proportioned gardens are very well maintained and the patio area will be a real joy to sit in on sunnier days. There is a large brick-built outhouse which will be ideal for garden equipment storage or a hobbyist. Off-street parking is available to the front aspect of the substantial mono-blocked driveway.

  
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