



End Terraced Villa
48A Croftfoot Road,
Croftfoot, Glasgow, G44 5JX



End Terraced Villa

48A Croftfoot Road, Croftfoot.

Beautifully presented with a stylish and contemporary interior, this individual END TERRACE VILLA offers easily maintained yet well proportioned accommodation and comprises an excellent first family home.

Broad entrance hall with french door to rear, reception hall with natural wood finishes including balustrade to staircase providing access to first floor (useful storage below stairs), lounge to front with excellent natural light provided by windows to front and side, fully fitted breakfasting kitchen with excellent natural light provided by windows to side and rear and comprising floor and wall mounted white veneer fronted units with complimentary beech wood veneer work tops and metro tiled splash back, integrated oven and hob.

On the first floor: two double bedrooms, each with fitted mirror wardrobes and fully tiled bathroom comprising three piece white suite with electric shower above bath.

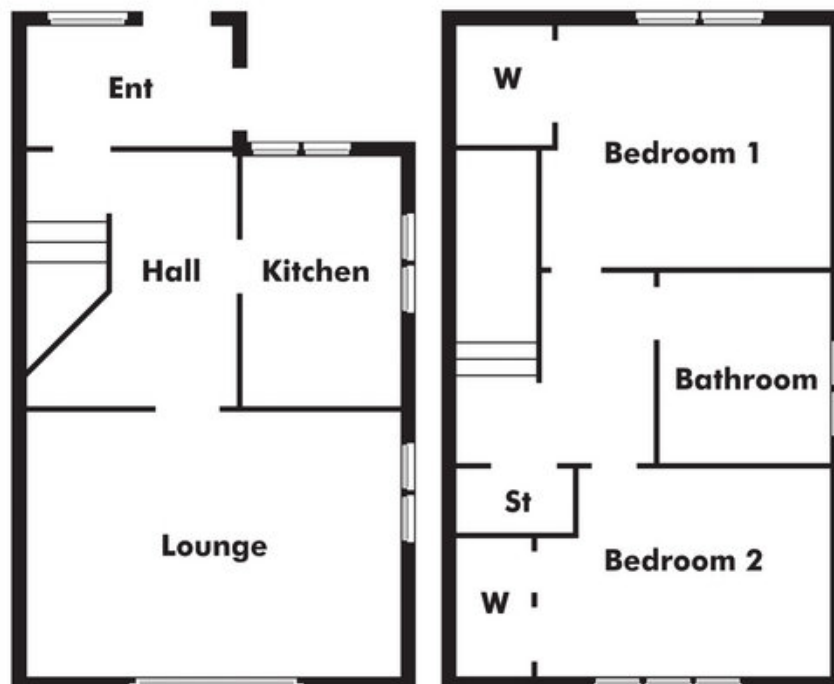
The specification is further enhanced by gas central heating and double glazing.

Small easily maintained gardens to front and rear.

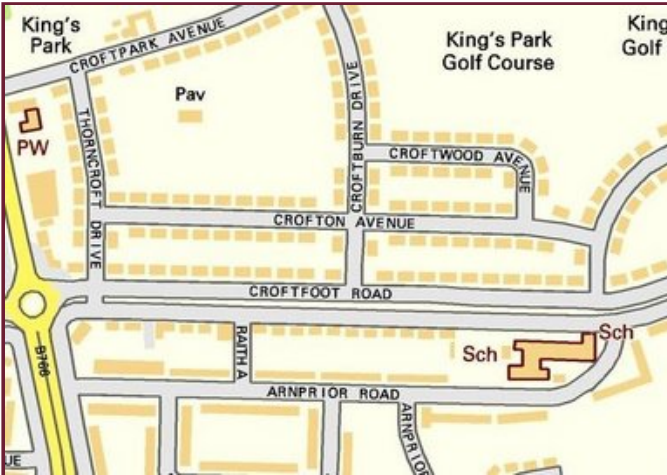
The property is centrally situated within this ever popular high amenity district just a short walk to the local doctors and dental surgeries, shops at the Croftfoot roundabout nearby and schooling at both primary and secondary levels.

Measurements

ENTRANCE	6'1 (1.86m) x 6'0 (1.82m)	FIRST FLOOR	
RECEPTION HALL	12'9 (3.89m) x 6'3 (1.93m)	BEDROOM ONE	10'9 (3.29m) x 8'1 (2.48m)
LOUNGE	12'10 (3.92m) x 12'6 (3.79m)	BEDROOM TWO	10'0 (3.03m) x 9'10 (3.00m)
KITCHEN	12'9 (3.89m) x 6'2 (1.90m)	BATHROOM	6'10 (2.01m) x 6'2 (1.89m)



Floor plans are indicative only - not to scale.



Travel Directions

Travelling south along Carmunnock Road from the junction with Aikenhead Road continue past Kings Park on left, continuing to the Croftfoot roundabout turn right onto Croftfoot Road immediately right again and then left running parallel with the main road, number 48A is on right immediately after the junction with Raith Avenue, access is from the rear of the building.

Viewing

By appointment with Miller Beckett & Jackson on 0141 204 2833 or Eves/Weekends contact GSPC Call Centre on 0141 572 4397.

Council Tax/ EPC Rating

Band - C.
Energy Performance Rating - D.

Interest

Having viewed this property, should it be of interest to you, please ask your Solicitor to contact our Property Department on 0141 204 2833 and Note Interest on your behalf, otherwise this property may be sold without you having the opportunity to submit an Offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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