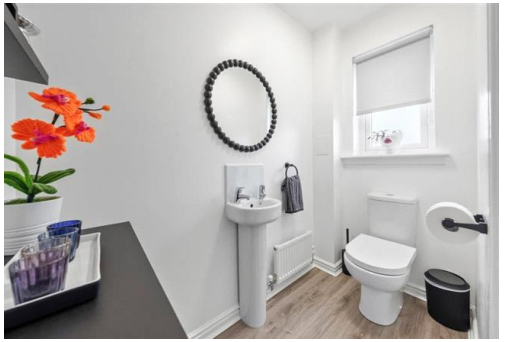








CRAIGSWOOD CRESCENT, BAILLIESTON, GLASGOW

*****CLOSING DATE SET - 12/10/26 AT 12 NOON*** AB Property Consultants & Estate Agents are delighted to present this beautifully presented three-bedroom home in the popular Baillieston area.**

SOLD

Offers Over £245,000

Freehold | Beautifully Presented 3-Bedroom Family Home with En-Suite & Driveway





CLOSING DATE SET - 12/10/26 AT 12 NOON Beautifully presented 3-bedroom home in Baillieston with spacious lounge, fitted kitchen, principal bedroom with en-suite, stylish family bathroom, ground-floor WC, driveway and enclosed rear garden. Excellent family accommodation in walk-in condition.

Key Features
- Three-bedroom family home
- Spacious living room
- Fitted kitchen with dining space
- Principal bedroom with private en-suite
- Impressive family bathroom
- Freestanding bath
- Ground-floor WC
- Mirrored fitted wardrobes
- Driveway providing off-street parking
- Enclosed rear garden
- Patio area
- Well presented throughout
- Gas central heating
- Double glazing
- Popular Baillieston location

Entrance Hall
The property is entered into a welcoming hallway providing access to the ground-floor accommodation and staircase leading to the upper level.
Living Room – 4.67m x 2.87m
A bright and generously proportioned main reception room offering plenty of space for a substantial suite and additional furniture. A large window provides excellent natural light, while the neutral décor and flooring create a comfortable setting for everyday family living.
Kitchen – 3.98m x 2.42m
The fitted kitchen features a range of white wall and base-mounted units complemented by contrasting work surfaces and tiled splashbacks. There is ample preparation and storage space, integrated cooking facilities and room for a dining table and chairs. A rear door provides direct access to the garden.
Ground-Floor WC – 1.97m x 0.96m
A particularly useful addition for family living, the ground-floor cloakroom is fitted with a WC and wash-hand basin.
First Floor
The upper landing provides access to all three bedrooms and the family bathroom.
Primary Bedroom – 3.48m x 3.26m
An attractive and generously proportioned principal bedroom featuring tasteful décor and a panelled feature wall. Mirrored fitted wardrobes provide excellent storage without compromising the usable floor space, while the bedroom also benefits from its own private en-suite shower room.
En-Suite Shower Room – 2.04m x 1.33m
The private en-suite serves the principal bedroom and provides shower facilities, WC and wash-hand basin. This valuable second washing facility provides excellent convenience for family living.
Bedroom Two – 3.20m x 2.59m
A well-proportioned second bedroom offering space for bedroom furniture and benefiting





from mirrored fitted storage. The room would make an excellent children's bedroom, guest room or additional double bedroom.

Bedroom Three – 2.71m x 2.31m

The third bedroom provides useful additional accommodation and is suitable as a child's bedroom, nursery, guest room or dedicated home office.

Family Bathroom – 2.05m x 1.82m

A particularly impressive family bathroom featuring a freestanding bath, WC and vanity-style wash-hand basin. Contemporary tiling and feature lighting give the room a distinctive finish and create an attractive main bathroom.

Gardens & Parking

To the front, the property benefits from a substantial monoblock driveway providing convenient off-street parking.

The enclosed rear garden provides useful private outdoor space and incorporates a paved patio area suitable for garden furniture and outdoor dining. Fencing defines the boundaries and provides an enclosed setting for family use.

Craigswood Crescent is situated within the popular Baillieston area of Glasgow, an established residential location well suited to families and commuters. The surrounding area provides access to a range of everyday shops, amenities and schooling, together with public transport connections.

Baillieston is also well positioned for road links towards Glasgow city centre and surrounding areas, making it a convenient base for buyers who require access across the city and wider motorway network.

Council Tax Band: E

Tenure: Freehold

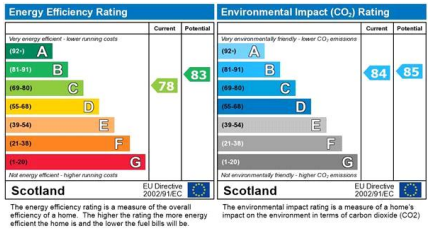
Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

- Excellent sized garden
- Garage
- Driveway
- Double Glazing







Viewing by appointment only
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.