







SPRINGHILL ROAD, BAILLIESTON, GLASGOW

Spacious 2-bedroom semi-detached home offering a bright bay-windowed lounge, fitted kitchen with dining area, modern shower room and versatile loft room. Benefits include a generous driveway, detached garage and private rear garden. Ideal for families and growing households.

Offers Over £190,000





Entrance Hallway – 1.10m x 1.16m

The property is entered via a welcoming entrance hallway, providing access to the main living accommodation and staircase leading to the upper floor. Finished in neutral tones, the hallway creates a pleasant first impression and offers a practical introduction to the home.

Lounge – 3.63m x 4.82m

A spacious and inviting front-facing lounge, enhanced by an attractive bay window which allows natural light to fill the room. The lounge offers generous proportions, comfortably accommodating a range of seating arrangements and additional furnishings.

A distinctive stone-effect feature fireplace creates an attractive focal point, complemented by neutral décor, fitted carpeting and decorative wall detailing. The room provides an ideal setting for both everyday family living and entertaining guests, with an open connection through to the kitchen and dining area.

Kitchen – 2.23m x 2.36m

Positioned towards the rear of the property, the fitted kitchen offers a practical and well-organised space with an extensive selection of wall and floor-mounted units finished in a rich wood-effect design.

Complemented by contrasting worktops and tiled splashbacks, the kitchen features a gas hob, integrated oven, stainless steel sink with drainer and space for additional appliances.

The layout provides excellent cupboard and worktop space, while a glazed external door offers convenient access to the rear garden.

Dining Area – 2.39m x 2.62m

Situated alongside the kitchen, the dedicated dining area provides an excellent space for family meals and entertaining.

Comfortably accommodating a dining table and chairs, this bright and welcoming area benefits from natural light and direct access to the adjoining kitchen, creating a practical arrangement for everyday living.

The connection between the dining area and lounge further enhances the sense of space throughout the ground floor.

First Floor Landing – 2.04m x 1.57m

The upper landing provides access to two bedrooms, the family shower room and the staircase leading to the converted loft accommodation.

The layout offers convenient circulation between rooms, with additional storage available within the upper floor.

Primary Bedroom – 3.63m x 3.86m





A generously proportioned primary bedroom positioned to the front of the property, featuring an attractive bay window which provides excellent natural light and a pleasant outlook.

The room comfortably accommodates a double bed and benefits from an extensive range of fitted wardrobes, overhead storage cupboards and integrated bedside units.

Finished in soft neutral tones with fitted carpeting, this bright and comfortable bedroom offers excellent storage while retaining a spacious and relaxing atmosphere.

Bedroom Two – 2.48m x 3.30m

A well-proportioned second bedroom located to the rear of the property, offering a versatile space suitable for a child's bedroom, guest accommodation or home office.

The room currently features a sofa alongside an extensive arrangement of fitted storage cupboards, wardrobes and a desk area, demonstrating its flexibility for a variety of uses.

A rear-facing window provides natural light, while the neutral décor and fitted carpeting complete the accommodation.

Shower Room – 2.04m x 1.63m

The contemporary family shower room has been finished in a stylish neutral colour scheme and features modern wall tiling with contrasting dark floor tiles.

The suite comprises a curved glazed shower enclosure, wash hand basin set within a fitted vanity unit and WC.

Additional fitted storage cabinets provide practical space for toiletries and bathroom essentials, while an obscure glazed window allows natural light and privacy.

Loft Room / Versatile Additional Room – 3.12m x 3.80m

Accessed via a fixed staircase, the converted loft provides a spacious and versatile additional room, offering excellent flexibility to suit individual requirements.

Currently arranged with seating and office furniture, the space could serve as a third bedroom, home office, hobby room, study or additional family relaxation area, subject to any relevant consents or building requirements.

Two roof windows allow natural light to enter the room, while the sloping ceilings create a distinctive character. Additional eaves storage cupboards offer useful space for household belongings.

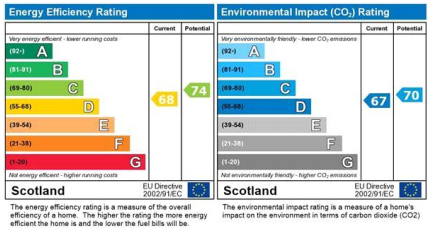
This flexible upper-level accommodation is a particularly appealing feature for buyers seeking extra space beyond the traditional two-storey layout.

Upper Floor Storage – 0.90m x 1.62m









Viewing by appointment only
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