



37 Craigwood Crescent, Baillieston, G69 7FE

Offers Over £280,000

- Modern 4 Bedroom Detached Villa
- En-suite shower room
- Good sized gardens
- Easy access to Motorway links
- Great plot
- EER Band C
- Kitchen Diner
- Separate Utility Room

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Beautifully presented modern four bedroom detached family home with integral garage, perfectly situated with a great plot in a highly sought-after modern development in Baillieston.



Council Tax Band: F

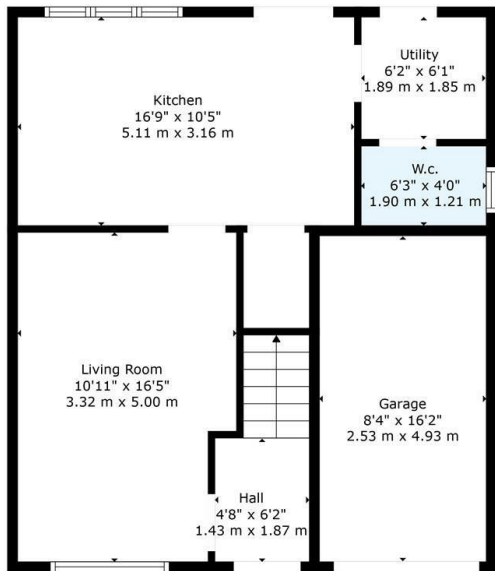


Designed with contemporary living in mind, this spacious property offers the ideal blend of style, comfort, and practicality, making it perfect for growing families or those looking to upsize. Upon entering, you're greeted by a bright and airy entrance hallway leading to a generous lounge with large front facing windows that flood the space with natural light. The heart of the home is the open-plan kitchen and dining area, fitted with a range of appliances and finished to an excellent standard, ideal for family meals or entertaining guests. Off the kitchen to the side there is a convenient utility room and W.C with two-piece suite. Double doors open out to a private rear garden, perfect for summer gatherings and outdoor relaxation.

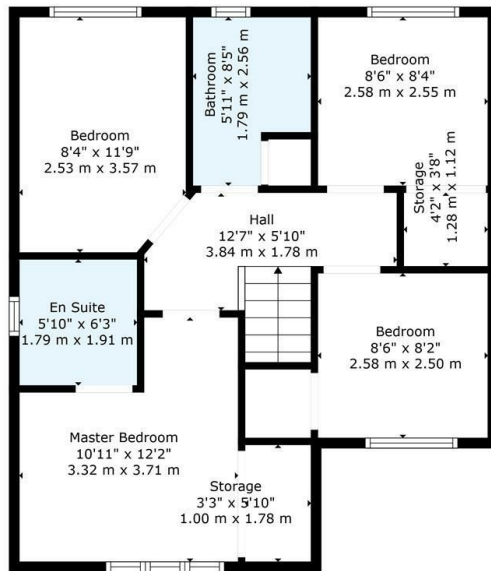
Upstairs, you'll find four well-proportioned bedrooms, including a spacious master bedroom with an en-suite shower room. All bedrooms are tastefully decorated and 2 of the bedrooms offer built in storage. A modern family bathroom completes the upper level. Additional benefits include a private driveway, integral garage, gas central heating, and double glazing throughout. Located just minutes from local schools, shops, parks, and excellent transport links (including quick access to the M8 and Baillieston Train Station), this home combines convenience with luxury living. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.







Floor 1

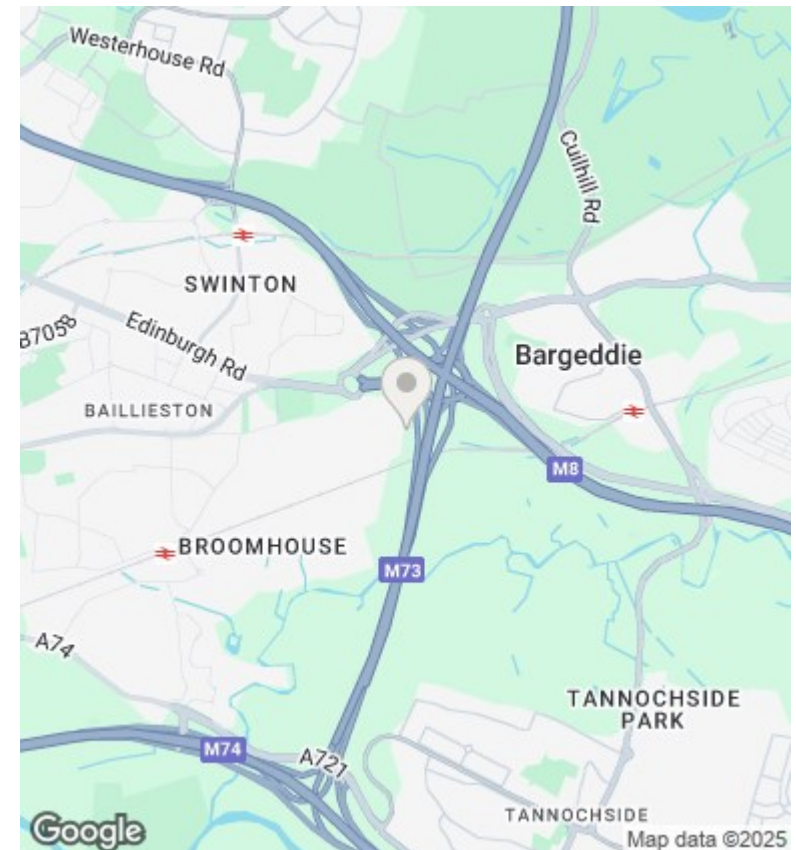


Floor 2



TOTAL: 1028 sq. ft, 95 m²
 FLOOR 1: 485 sq. ft, 45 m², FLOOR 2: 543 sq. ft, 50 m²
 EXCLUDED AREAS: GARAGE: 135 sq. ft, 13 m², STORAGE: 34 sq. ft, 3 m²
 WALLS: 115 sq. ft, 12 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
EU Directive 2002/91/EC		
Scotland		