



- Immaculately presented two-bedroom semi-detached villa in a highly sought-after residential location
- Presented in true walk-in condition throughout
- Bright and spacious dual-aspect lounge/dining room

12 Craggan Drive, Glasgow, G14 0EW

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EVE Property are delighted to bring to the open sales market this beautifully maintained two-bedroom semi-detached villa offering stylish, move-in-ready accommodation that has been lovingly cared for by the current owners. Presented in true walk-in condition, the property is sure to appeal to a wide range of buyers seeking a comfortable and modern home in a desirable residential setting.



## Property Description

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Upon entering through the contemporary front door, you are welcomed by an attractive reception hallway with staircase access to the upper level. The bright and spacious lounge/dining room enjoys an abundance of natural light from windows to both the front and rear, creating an inviting space for relaxation and entertaining.

The modern fitted kitchen has been recently replaced and is well appointed with a generous range of floor-standing and wall-mounted units, providing excellent storage and workspace, with direct access to the rear garden.

The upper floor comprises two generously proportioned double bedrooms and a stylish, recently installed fully tiled family bathroom featuring a contemporary white suite including a low-flush WC, vanity wash hand basin, and bath with overhead shower. The master bedroom also benefits from modern USB-integrated electrical sockets, providing convenient charging facilities.

Further benefits include tasteful décor throughout in contemporary neutral tones, complemented by quality carpets and flooring.



The property has been significantly enhanced by the current owners with the installation of a new kitchen, new bathroom, new double-glazed windows and a new boiler. In addition, the property has been fully rewired in recent years, offering added peace of mind to prospective purchasers. Gas central heating and double glazing are provided throughout.

Externally, the home boasts impressive garden grounds. To the front and side, a multiple vehicle monobloc driveway provides ample off-street parking, alongside a well-maintained lawn bordered by hedging and fencing. The enclosed rear garden offers a fantastic outdoor space with a paved patio area, extensive lawn, mature planting and shrubs, and a garden shed, making it ideal for families, entertaining, or simply enjoying the outdoors. Additional practical features include an external power supply with outdoor plug sockets and a rear security light, enhancing both convenience and security.

Early viewing is highly recommended to fully appreciate the quality, presentation and superb outdoor space this exceptional home has to offer.

Craggan Drive is conveniently positioned, just a short walk from a variety of shops and regular bus services on Dumbarton Road. Garscadden Train Station is just off neighbouring Kinellar Drive, providing frequent services to and from Glasgow City Centre. The West End of Glasgow is also within easy reach, offering a plethora of bars, eateries and shops within 10 minutes drive.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.