




McEwan Fraser Legal
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2 Bowes Crescent

BAILLIESTON, GLASGOW, G69 7LX

2 BOWES CRESCENT

We are delighted to bring to the market this excellent three-bedroom semi-detached home, set in a corner plot in a very popular family friendly street. This excellent family home is presented in great condition at present but given the large plot and subject to the necessary planning approval, it also has fantastic further potential to extend the property thereby transforming it into a very large family home that could quite easily have some stunning design elements.

Accommodation comprises a bright and spacious lounge/diner, flooded with natural light by the window at one end, and the kitchen/diner french doors at the other. The room further benefits from a plethora of potential options for furniture layout.

The sleek and modern kitchen/diner is a great space to gather the family around meal times, it makes a real hub of the home and benefits from a gas hob and electric oven with a built-in

microwave and an integrated fridge freezer.

The kitchen diner leads out beautifully to the rear garden, perfect for kids and pets to play out in peace all day long. This lovely family home has a fantastically versatile living space, with three good sized bedrooms, the smaller of which would make a great home office/study or games room. There are ample cupboard spaces throughout the home to help keep everything in its place. Upstairs, the modern family bathroom contains a white suite with a luxury spa bath.

The property also has a large driveway and a large garage which would make a great workshop. Some properties tick all the boxes and this is certainly one of them. Great location, great living space, large corner plot, and masses of further development potential, with all these features it is sure to be a very popular listing. Early viewing is strongly advised for this great family home.





TRAIN LINKS



LOCAL AMENITIES



LEISURE FACILITIES



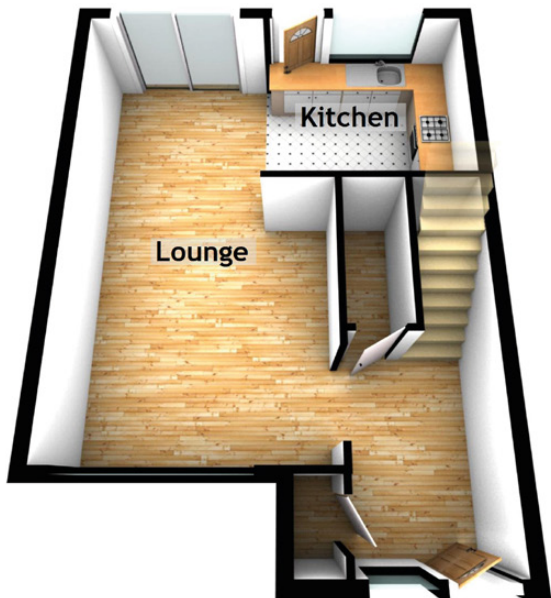
No. ROAD LINKS



BUS LINKS



NEAR SCHOOLS



Approximate Dimensions
(Taken from the widest point)

Lounge	6.59m (21'7") x 3.66m (12')
Kitchen	2.91m (9'7") x 2.78m (9'1")
Bedroom 1	3.87m (12'8") x 3.63m (11'11")
Bedroom 2	3.63m (11'11") x 3.01m (9'11")
Bedroom 3	2.92m (9'7") x 2.74m (9')
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 81m²

EPC Rating: C

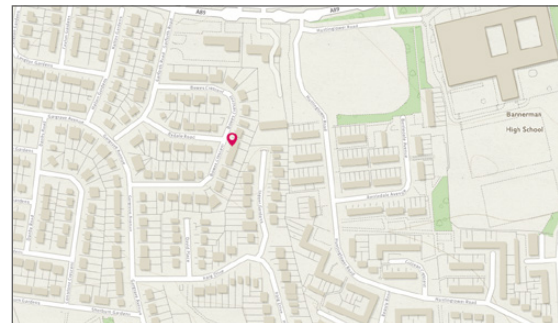


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