



78 Briarcroft Drive, Robroyston, Glasgow, G33 1RL

Three-Bedroom, Detached Home with Gardens, Driveway & Garden Room

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Property Description

Beautifully presented, three-bedroom, detached family home with gardens, driveway and a garden room. Set in a quiet residential development, located in the Robroyston area, to the northeast of Glasgow.

Comprises an entrance hall, living room, dining room, kitchen, two double bedrooms, one single bedroom, a bathroom, an en-suite and WC.

Features include gas central heating, a fitted kitchen with appliances, double glazing, TV and telephone points, and good integrated storage including an attic.

The property includes new uPVC windows and external doors, as well as a newly fitted en-suite shower room, bathroom and re-landscaped garden, all done within the last year.

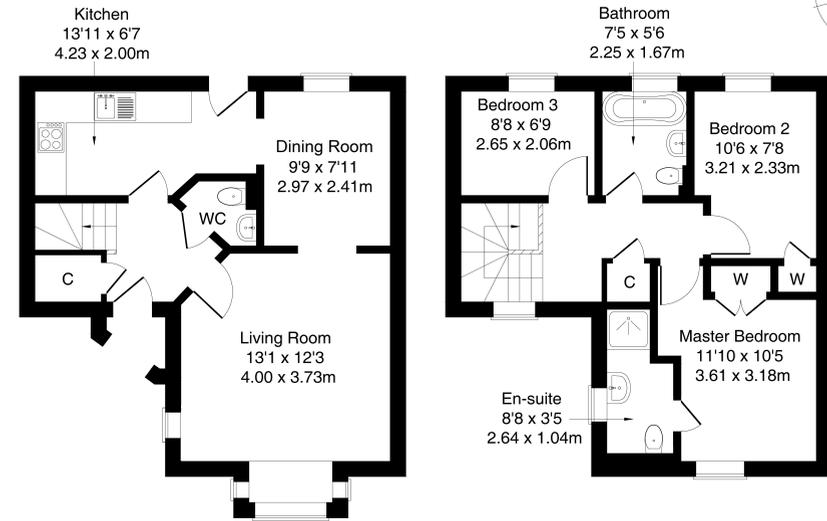
Externally the property benefits from a rear garden with a deck and artificial turf, and a private driveway. Also to the rear of the garden, the garage has been converted to a high standard, including flooring, power and lighting, and may be used as an office, family room or gym.

The entrance hall has wood effect flooring extending throughout the ground floor, a storage cupboard, carpeted stairs leading to the landing and serves a compact WC. The bright living room is set to the front with a box bay window, whilst semi-open plan to the living room, the dining room also carries through to the kitchen.

With a door accessing the rear garden, the kitchen is fitted with contemporary units with laminate worktops, a stainless steel sink, gas hob, oven and extractor hood, with a freestanding fridge, freezer and washing machine.

Upstairs, the master bedroom features a built-in wardrobe, carpeted flooring and a stylish en-suite shower room. Whilst bedrooms two and three are likewise well finished, both with carpeted flooring, with bedroom two also featuring a built-in wardrobe. Completing the accommodation, the newly finished, fully tiled bathroom is fitted with a modern white three-piece suite and a ladder-style radiator.

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78 Briarcroft Drive, Glasgow, G33 1RL
Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Robroyston is a small suburb of greater Glasgow, approximately 5 miles northeast of the city centre. There is convenient public transport closeby and swift access to the M8 & M80 motorway network, whilst Robroyston also has its own rail station, making this a superb commuter location. All the expected amenities are available nearby

with an ALDI within walking distance, and an ASDA and retail park located a short drive away. For outdoor pursuits, the Littlehill Golf course is within a short drive, whilst further afield, the Robroyston and Hogganfield Parks offer scenic walking and cycling paths.





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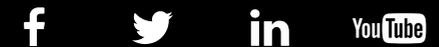
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