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## 4 Waterhaughs Gardens, Robroyston, Glasgow, G33 1RR

Three Bedroom, Semi-Detached Family Home

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# Property Description

Immaculately presented and bright, three bedroom semi-detached house with a driveway and private gardens. Set in a quiet residential development located in Robroyston, a few miles north-east of central Glasgow.

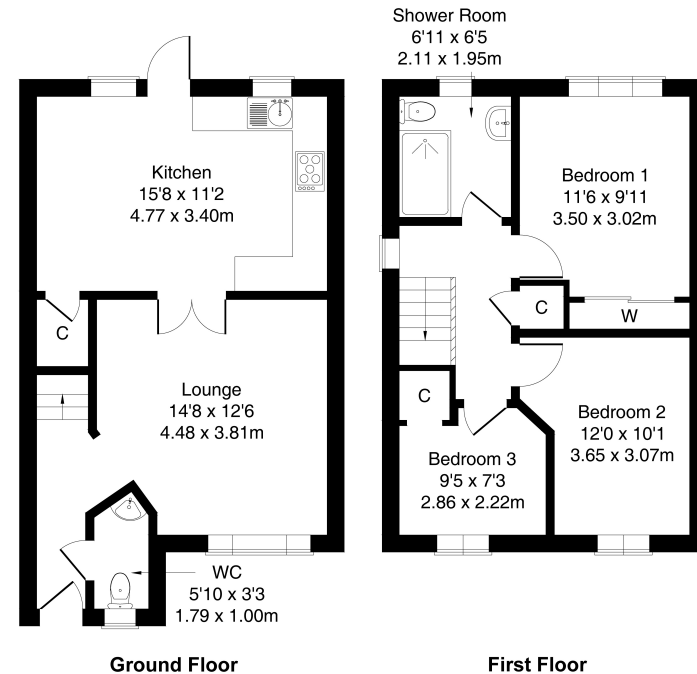
Comprises; a living room, dining kitchen, three bedrooms, family bathroom and a ground floor WC. Features include a fitted kitchen, modern bathroom suites, a contemporary fireplace, slim line radiators, gas central heating, uPVC double glazing, and TV & telephone points. Externally, the property benefits from a generous private rear garden with two patio decking areas, a front garden mostly laid to lawn, and a driveway.

The entranceway has space for outerwear and features carpeted stairs to the first-floor landing and access to a modern WC. With a front aspect window that allows for plenty of natural light, the living room benefits from stylish decor that includes carpeted flooring, a ceiling light fitting and a feature inset fireplace. The contemporary dining kitchen has a store cupboard and French patio doors that open to the private rear garden. Wall and base units are fitted with downlighting, wood-effect worktops, tiled backsplash, and a ceramic sink set below a window. Appliances include an integrated gas hob with extractor hood above, double oven, microwave, dishwasher, and a freestanding fridge/freezer.

On the first floor, bedroom one overlooks the rear garden and benefits from inset spot lighting and convenient storage provision with a built-in wardrobe. Bedroom two, set to the front, is afforded plenty of natural light and features a wall-mount TV point and ample space for freestanding furniture. Adjoining bedroom three offers a flexible space that could be used as a study or guestroom with a built-in cupboard and slimline radiator. Completing the accommodation and set to the rear, the fully-tiled family bathroom has a modern fitted suite with a spacious shower enclosure featuring a rainfall showerhead.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



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 north-east of the city centre. There is convenient public transport close by 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

an ALDI within 5 minutes walk of the property, and an ASDA and retail park located a short drive away. For outdoor pursuits, the Littlehill Golf course is within a few minutes drive from the property, whilst further afield, the Robroyston and Hogganfield Parks offer scenic walking and cycling paths.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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