



8 Cortmalaw Cres, Robroyston, Glasgow G33 1TB

- *** Excellent Family Home ***
- 4 Bedrooms (Master Ensuite with Walk in Wardrobe)
- Spacious Lounge with French Doors to Rear

This is an exceptional family property which has been meticulously maintained over the years by the current owners. Located within a quiet pocket of the development, this property provides flexible family accommodation over two levels. Early viewing is recommended to avoid disappointment. EER - C

OFFERS OVER

£265,000

PROPERTY DESCRIPTION

Exceptional 4 bedroom detached villa with garage offering generous accommodation, ideally suited to modern family living.

Located in the much sought after Wallace Well Estate, this property is ideally positioned to take full advantage of the M80 Motorway and the new railway station making easy access in and out of Glasgow City Centre. The current owners have carefully maintained and looked after the property creating a delightful family home. The well-presented accommodation comprises welcoming hallway, formal dining room, spacious dining kitchen with a range of appliances with useful utility room off, impressive lounge with french doors leading to the rear garden and the downstairs w/c completes the ground floor accommodation.

Stairs lead to the upper apartments where there are 4 bedrooms. The main bedroom is particularly generous in size with fantastic walk in wardrobes and also an en-suite shower room. On this level there is also a modern family bathroom and two storage cupboards. The loft can also be accessed from the landing area.

The property further benefits from gas central heating and double glazing.

The rear garden is enclosed with a perimeter fence providing a secure outside space for children and pets. There is a double monoblock driveway to the front leading to the garage.

Room Dimensions

Lounge - 4.80m x 3.40m

Dining Room - 3.30m x 2.70m

Dining Kitchen - 4.60m x 3.10m

Utility Room - 2.10m x 1.90m

Downstairs w/c -

Master Bedroom - 3.00m x 4.20m

Ensuite - 2.40m x 1.70m





Guest Bedroom - 3.70m x 3.00m
Bedroom 3 - 3.60m x 2.55m
Bedroom 4 - 3.70m x 3.00m
Bathroom - 2.05m x 1.95m

Location

Robroyston is proving an ever more popular location with the Wallace Well Development being much sought after. The local amenities include a large ASDA Superstore, retail park, schooling, the new train station and easy access to the M80 motorway providing excellent road links to Glasgow, Falkirk, Stirling and beyond.

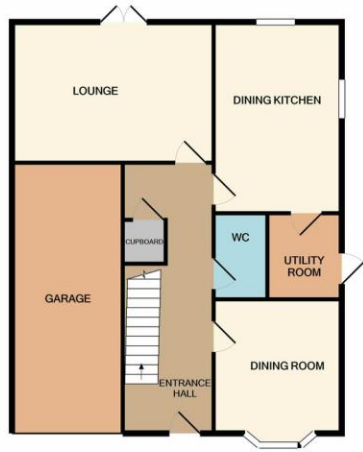


Viewing is advised to fully appreciate the extent and quality of the accommodation on offer.
Home Report Available on Request

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(78.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1587 SQ.FT. (147.4 SQ.M.)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements.