





corum



11 RALSTON AVENUE, CROOKSTON

4 | BEDROOMS 4 | BATHROOMS 3 | PUBLIC ROOMS

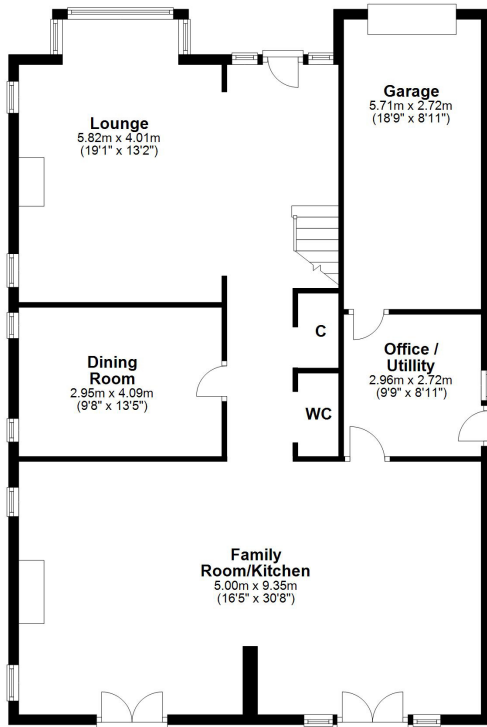
Set within a beautiful pocket of Crookston, this impressive modern detached villa extends to around 3000sqft with an exceptional finish throughout.

- Bright lounge with fireplace and box bay window
- Formal dining room with stained glass features
- 30ft open plan living/dining kitchen with patio doors to gardens
- Office/utility room, integral garage
- Four double bedrooms, two en suite, two dressing rooms
- Full attic studio with luxury en suite, sauna and balcony
- Gas central heating, double glazing, beautifully landscaped grounds
- Underfloor heating in the kitchen, breakfast & family tv room at rear end of house

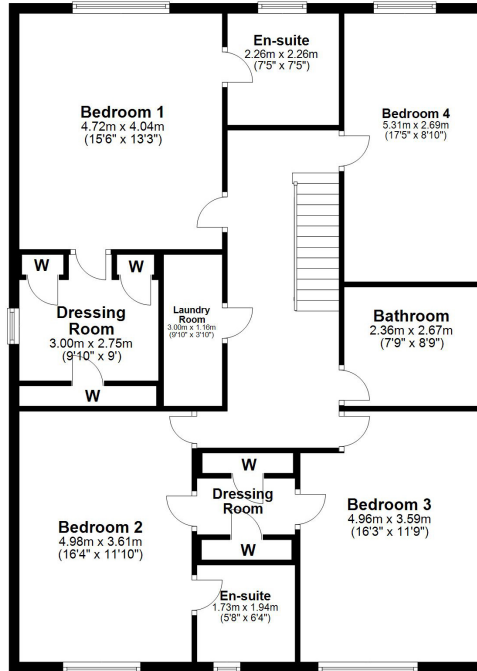
A bespoke and individual modern detached villa which offers generous proportions throughout along with a high quality specification and fantastic attention to detail. The accommodation is formed over three levels and is presented to market in excellent order with fresh neutral décor and quality floor coverings.

The accommodation extends to; entrance hallway which has a W.C off, staircase to upper level and is open plan to the lovely front facing lounge which has a deep set bay window offering views over the gardens and a contemporary focal fireplace with stained glass feature windows on either side. There is a formal dining room to the side, again with stained glass features, and the open plan family room / kitchen spans the entire width of the home (over 30ft), comprising sitting area with feature fireplace and patio doors to the gardens, whilst the kitchen area offers an incredibly range of floor and wall mounted units, quality integrated appliances and granite worktops which includes a broad breakfast bar. The kitchen area also has patio doors leading to the rear decking. To complete the downstairs accommodation, there is a useful home office / utility room which has door access to the side of the house and to the integrated single garage.

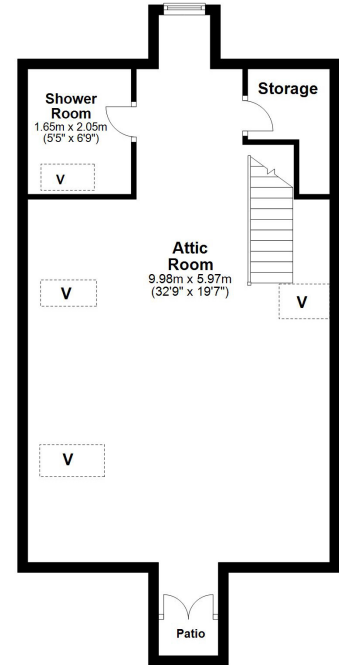
Ground Floor



First Floor



Second Floor



SS3954 | Sat Nav: 11 Ralston Avenue, Crookston, Glasgow, G52 3NA

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



corum





The first floor boasts a spacious landing with access to an incredibly useful laundry room, four generous double sized bedrooms and a beautiful contemporary family bathroom. The main bedroom has its own dressing room and a well appointed en-suite shower room, whilst bedroom two also has an en-suite shower room and a jack and jill dressing room with bedroom three.

The attic room is an incredibly versatile space, over 32ft in length which could form a fifth master bedroom suite and is currently used as a family room and gym area. It has four double glazed Velux windows and rear facing patio doors leading to a small balcony. There is entry to a modern shower room and a large storage attic area.

The property is set in well maintained landscaped enclosed private gardens with excellent privacy to the rear. There are wrought iron gates giving access to a mono block driveway providing excellent off street parking and leading in turn to the single integrated garage. The rear gardens have a raised terrace and patio area complete with pizza oven, ideal for outside dining, with steps leading down to a covered permanently fixed Pagoda with two areas of quality synthetic lawn and various display beds and borders. The rear gardens are fully enclosed, there are three garden sheds providing extensive storage space.

This property is nicely positioned within Crookston and is well placed for accessing all amenities including a regular bus service into the town centre and Glasgow City Centre. Railway travel can be accessed from Hawkhead and Gilmour Street stations with Crookston train station in walking distance from the property. Within close proximity Ralston Golf Course and David Lloyd Leisure Centre can be found. It is a short journey to access the M8 motorway which allows for travel to Glasgow International Airport, Silverburn Retail Park, Braehead shopping and arena, Glasgow city centre and all other destinations.

For The Full Home Report Visit:

WWW.CORUMPROPERTY.CO.UK



■ ■ ■
c o r u m

WE'RE **SOLD** ON YOUR FUTURE

247 Kilmarnock Road, Shawlands G41 3JF

Tel: 0141 636 7588 - Email: shawlands@corumproperty.co.uk - Fax: 0141 636 7589