



5 CORTMALAW AVENUE  
ROBROYSTON

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4 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

**Benefitting from a semi-rural location and set within a quiet cul-de-sac, this exceptional four bedroom detached villa has been upgraded and modernised to a high standard and now provides flexible living accommodation extending to circa 2002 square feet.**

The thoughtfully planned and well-presented accommodation comprises initially of a welcoming entrance hallway with storage and WC. The hall provides access to the well-proportioned front facing formal lounge. From the lounge, double sliding doors lead through to the striking open plan dining kitchen with French doors to the rear garden and feature island with breakfast bar. The stunning fitted kitchen boasts grey Shaker style cabinets complimented by white granite worktops and integrated appliances include; two double ovens with warming function, two integrated dishwashers, a pull out pantry and a five ring gas hob. Off the kitchen, the substantial open plan family sitting room has been cleverly converted from the former garage and is flooded with an abundance of natural light owing to the two large windows to the front. A good sized utility room, off the kitchen, completes the downstairs accommodation and provides a further door to the rear gardens.

Upstairs, the property benefits from a sizeable principal suite with spacious ensuite shower room, deep fitted wardrobes and well placed dressing area. There are three further good sized bedrooms, all with fitted wardrobes and one featuring an ensuite shower room. A well fitted family bathroom completes the accommodation on offer. The property has gas central heating and double glazing.

To the front, there is a monoblocked driveway providing off street parking along with a level lawn area. The fully enclosed rear garden is laid mainly to lawn and enjoys Southerly aspects with two well placed, decked, seating areas. The side garden contains a further decked area and garden shed.





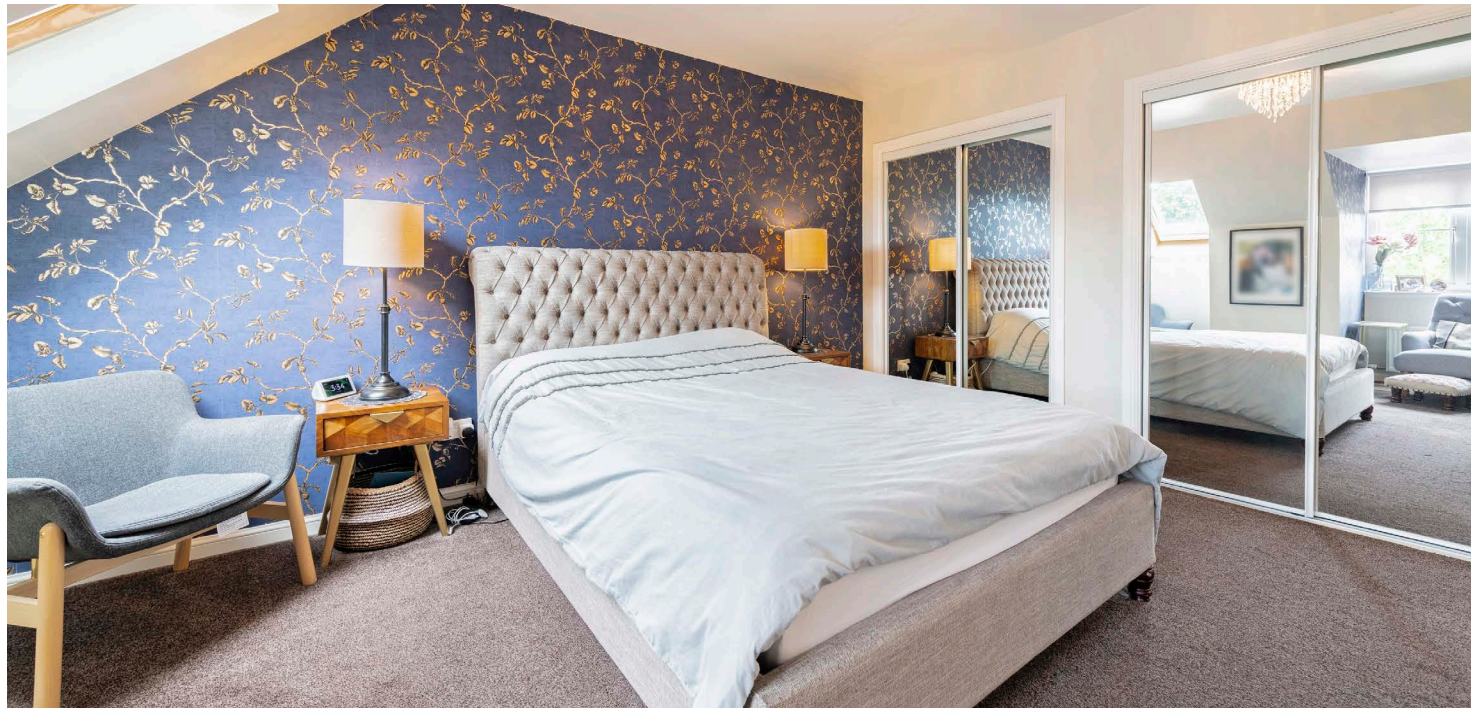




OUR  
FAMILY  
RECIPE

5 cups of LOVE  
a dash of KINDNESS  
4 cups SHARING  
6 tbsp THOUGHTFULNESS  
a sidegen of LAUGHTER  
5 tsp UNDERSTANDING  
a handful of TRUST  
a pinch of RESPECT

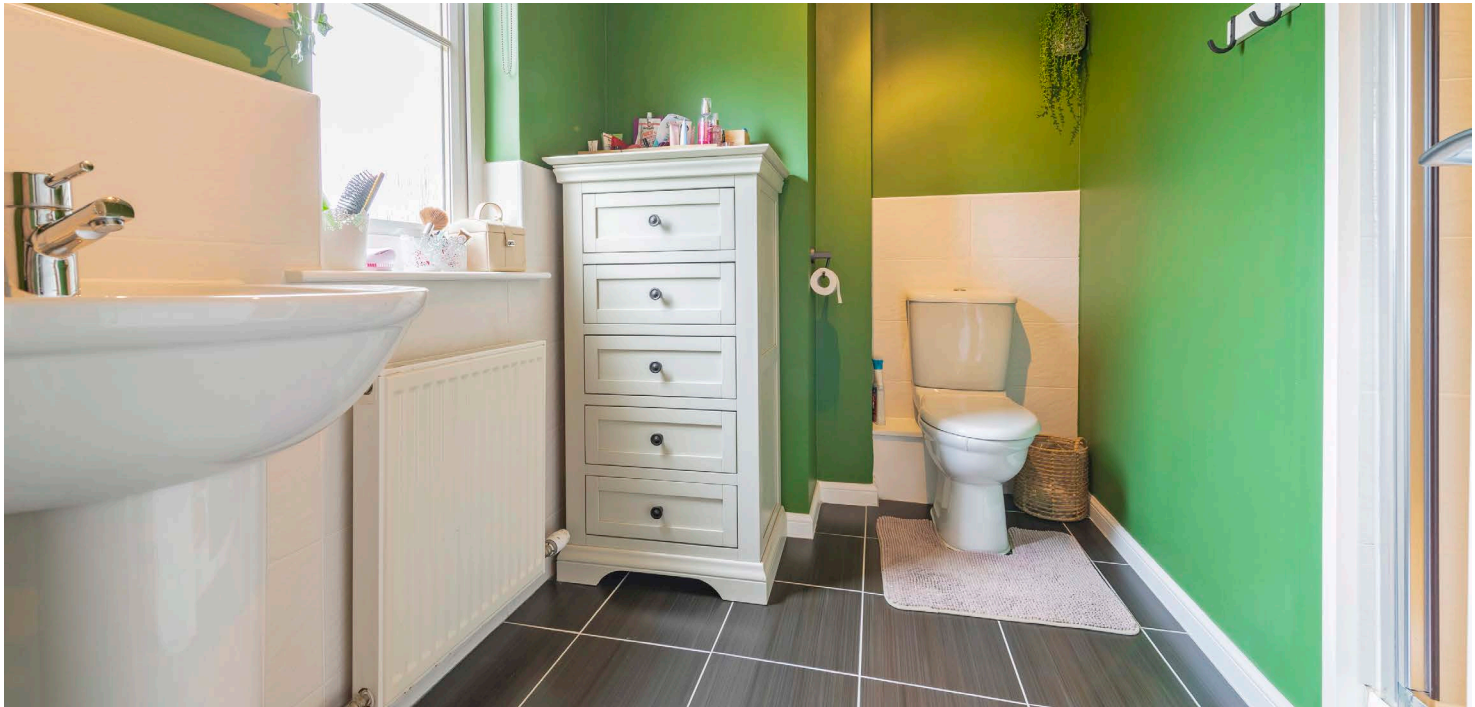




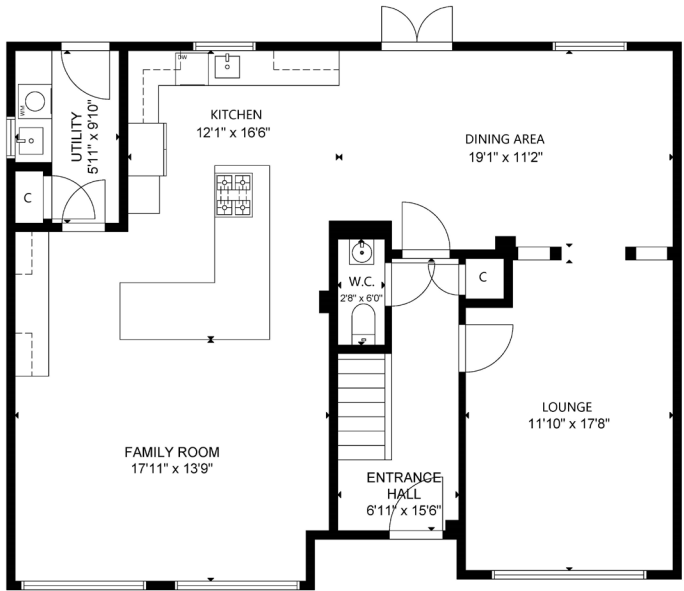




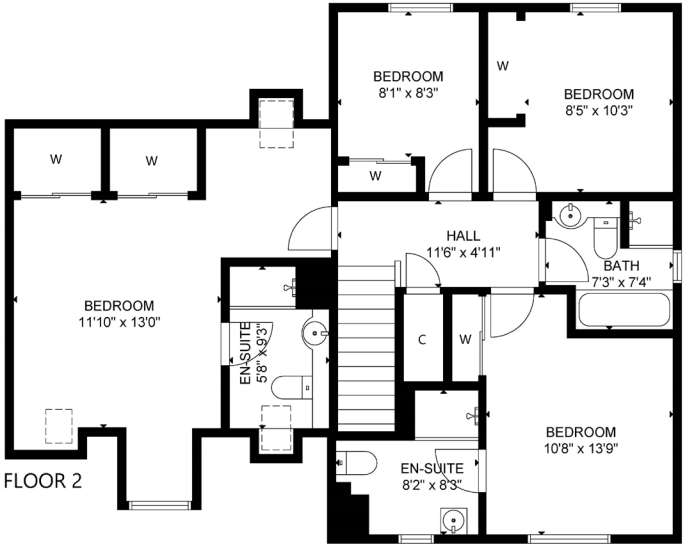








FLOOR 1



FLOOR 2

This wonderful family home is set in a quiet, cul-de-sac setting within a highly desirable, landscaped development which is conveniently situated for and abundance of local amenities including; schooling, the M80 interchange, main line railway station providing links to both Glasgow and Edinburgh, Asda superstore, retail park and local shops. Glasgow City Centre can be reached within circa ten minutes via the M8 motorway link.

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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