



# AUCHENBOTHIE CRESCENT

## ROBROYSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A superb, light and bright three-bedroom, semi-detached villa which is immaculately presented throughout and is set within landscaped garden grounds.**

The home is perfectly placed for swift commuting access on to the M80 and central belt motorway system and Robroyston Railway Station provides a link to both Glasgow and Edinburgh. There is nearby Robroyston Retail Park which offers a wide range of amenities including a gym.

The accommodation on offer extends to entrance hallway, good sized lounge leading to an open planned dining room with patio doors, and contemporary, modern kitchen with side door access out to the gardens. Upstairs there are three bedrooms, two of good double proportion with integrated storage and a smaller third, and a contemporary family bathroom completes the accommodation. Externally there is off street driveway parking to the front, and a good sized, level and enclosed rear garden with well-placed seating and paved areas. The specification includes double glazing and gas central heating.





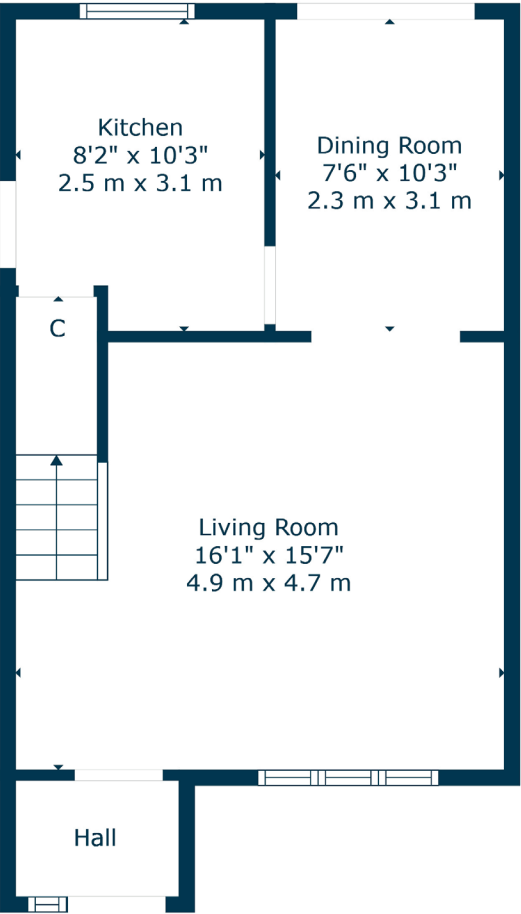




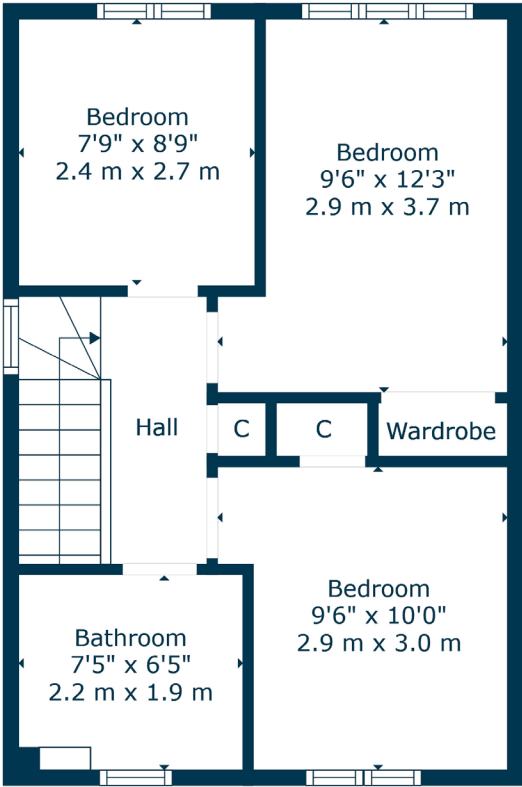








Floor 1



Floor 2

The property is situated within a highly desirable modern landscaped development with an excellent range of amenities nearby including a large supermarket, retail park, local shops and mainline Edinburgh to Glasgow railway stations at nearby Robroyston, Lenzie and Bishopbriggs. Glasgow City Centre can be reached via the Stepps motorway link and, in addition, there is also easy access to the Central Belt motorway network system.

**BD3745** | Sat Nav: 3 Auchenbothie Crescent, Robroyston, G33 1GF

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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Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)