



98A CORTMALAW CRESCENT
ROBROYSTON

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

This beautifully presented four bedroom detached villa, benefitting from an open outlook to the rear, offers spacious, flexible family accommodation, formed over two levels.

Initially entered via a covered entrance portico, the accommodation comprises:- porch, leading into a spacious reception hallway, with convenient wc and excellent storage. To the rear of the property, there is a generously sized lounge, with window and French doors onto the rear garden, creating a seamless indoor-outdoor flow. Open plan to the lounge, there is a separate playroom, with window to the front. The lounge and playroom are a bright and spacious space, due to their open plan layout, with natural light flowing throughout. Also to the rear of the property, there is a fitted kitchen, with integrated appliances, which is open plan to a good sized dining area to the front.

Upstairs, the property boasts four good sized double bedrooms, all with fitted wardrobes, with the principal also benefitting from an en-suite shower room, with fitted vanity unit. Finally, there is a family bathroom, featuring a three piece suite, with over bath shower, and a fitted vanity unit. There is ample storage available within three good sized storage cupboards, located on the upper landing.

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

Externally, the property features a monobloc driveway, a lawn and shrubs to the front. The landscaped rear garden is a private and peaceful haven, featuring a charming, raised timber deck and a patio area, perfect for outdoor dining and relaxation. In addition, to the side of the property, there is a circa. 25 foot long wooden store.



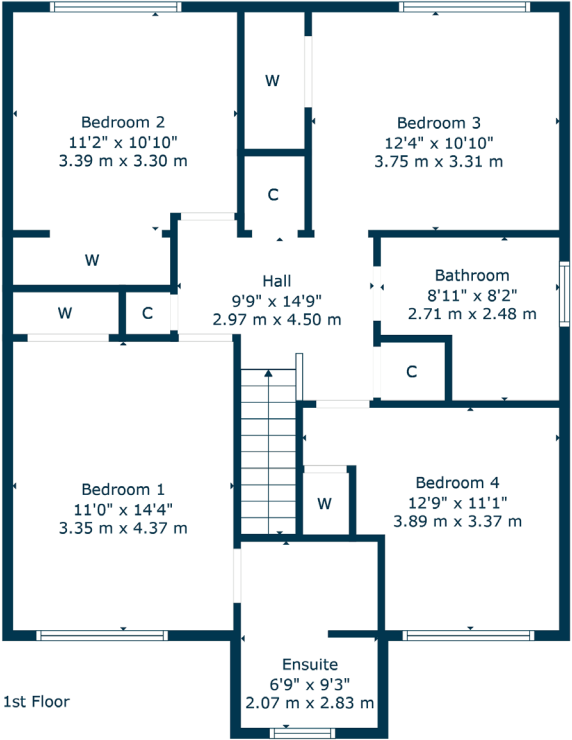
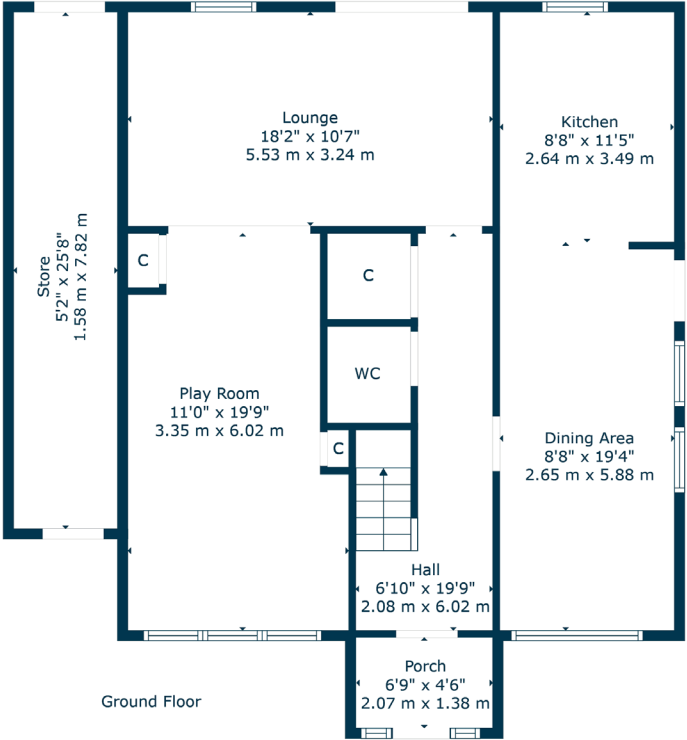
SING, LAUGH, DANCE











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 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.

BD3919 | Sat Nav: 98a Cortmalaw Crescent, Robroyston, G33 1TB

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



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