





AMARCO Estates are proud to introduce Dalby Grove an exquisite a truly remarkable 4 bedroom detached property, with unparalleled charm, luxurious amenities, and enviable location, it stands as a testament for your future home.

**\*CLOSING DATE SET\*** Wednesday 30th October at Noon

Nestled in the heart of a vibrant community, this magnificent property offers a spacious and luxurious living environment, perfect for families seeking a comfortable and elegant home. With it's impeccable design, generous living spaces, and desirable location, this property truly is a dream come true.

Upon entering this impressive property, you are greeted by a spacious entrance hallway adorned with exquisite modern decor. To the left you will find a convenient downstairs WC ideal for guests and everyday use. To the right of this alluring home, you will find a generously sized Lounge with an abundance of captivating features including the notable bay windows which bathe the room in natural light. Double doors seamlessly connect the lounge to the impeccable dining room. This expansive space is illuminated by French doors blurring the lines between indoor and outdoor living.

The heart of the home is the magnificent open plan kitchen/dining/. This space is a true showstopper, complete with a newly designed fitted kitchen and layout, featuring an expansive breakfast bar and a dual range cooker, no detail has been overlooked in this thoughtfully designed room. Entertaining guests or simply

enjoying family gatherings will be an absolute delight in this beautifully designed area.

Moving to the upper floor, you'll find four well-appointed bedrooms, including a noteworthy master bedroom complete with en-suite bathroom, with plenty of integrated storage you have all the room you need to comfortably accommodate your loved ones. The four-piece family bathroom epitomises luxury and provides the perfect setting to relax and unwind after a long day.

Moving outside, the focal point of the expansive outdoor space is the generously sized patio area, situated to the rear. This thoughtfully designed feature provides an ideal spot for al fresco dining, lounging, or hosting gatherings. Immerse yourself in privacy provided by the meticulously fenced boundaries on two sides, ensuring a sense of seclusion and tranquility.

The property also benefits from a large, detached garage and tarmac driveway, capable of accommodating several vehicles with ease, ensuring convenience and practicality for you and your guests. This striking property is a testament to quality and style, with no expense spared in its creation. The meticulous attention to detail is evident throughout, making it an ideal home for those seeking the finest in luxurious living.

The village of Glenboig is well positioned within reach of local primary schools and amenities. Glasgow City Centre is just over eleven miles away and within commuting distance via the M73, M80 and M8 motorways making this an ideal location for that out of town feeling with in town convenience.



**TOTAL: 127 m2**  
**FLOOR 1: 64 m2, FLOOR 2: 63 m2**  
**EXCLUDED AREAS: GARAGE: 22 m2, PORCH: 4 m2**  
 Floor Plan Created by CalcuLine App. Measurements Deemed Highly Reliable But Not Guaranteed.

