





Magnificent 3 Bedroom Detached Villa!!

Niall McCabe & RE/MAX Property are overjoyed to welcome to the market this elegant, detached villa, which was built by renowned builders Muir Homes, in 2020. 'The Cheviot' is an exquisite 3 double bedroom, 3-bathroom executive family villa. The property enjoys a spacious internal layout, and gorgeous private gardens. From its stunning internal finish with Marble floor coverings, to solid Oak doors & surrounds – this is a very special place to be & certainly a 'home for life'.

Accommodation comprises; large hallway, pretty lounge with picture window, bespoke kitchen/diner, a utility, 3 double bedrooms, 3 bathrooms, integral garage & gorgeous, low maintenance gardens.

Located in a semi-rural environment 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. Queens Gait is served by amazing amenities, Gartcosh Train Station is 1 mile away which is a short 20 minute walk. The Fort shopping precinct is 4.6 miles away, a brief 10 minute drive and includes all major high street brands as well as a cinema, Morrisons and a range of great family restaurants.

Freehold

Council Tax Band E

Factor Fee – Ross and Liddell £25 per year

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: E

Tenure: Freehold

Entrance Hallway

11' 6" x 4' 8" (3.51m x 1.41m)

The entrance hallway is a luminous space, flooded with natural light that enhances the elegance of its pristine marble-tiled flooring. It exudes sophistication, serving as a grand yet inviting gateway that seamlessly leads into the lounge.

Lounge

14' 3" x 11' 1" (4.35m x 3.39m)

The lounge boasts plush cream carpeting and oak doors, offering a flexible layout that adapts to your needs. It overlooks the charming front garden, creating a serene atmosphere, and provides direct access to the sleek, modern kitchen.

Kitchen/Diner

18' 0" x 9' 11" (5.49m x 3.02m)

This stunning high-gloss modern kitchen features an extensive array of base & wall mounted cabinets with contrasting worktops, integrated appliances, and gorgeous tiled flooring. Patio doors open onto the rear garden, while ample space allows for a large dining table, blending style with functionality.

Utility Room

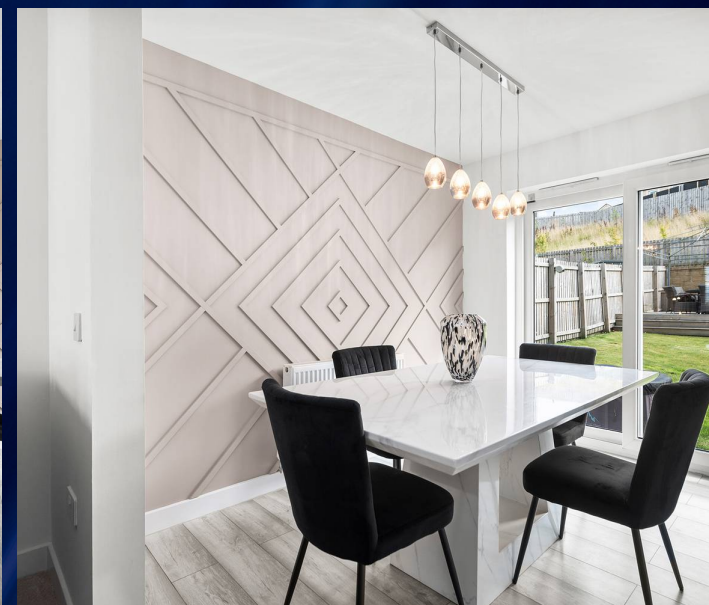
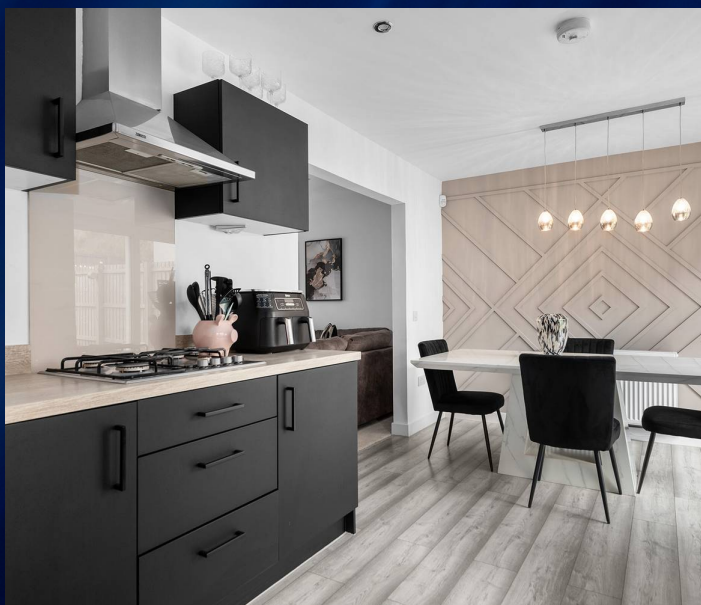
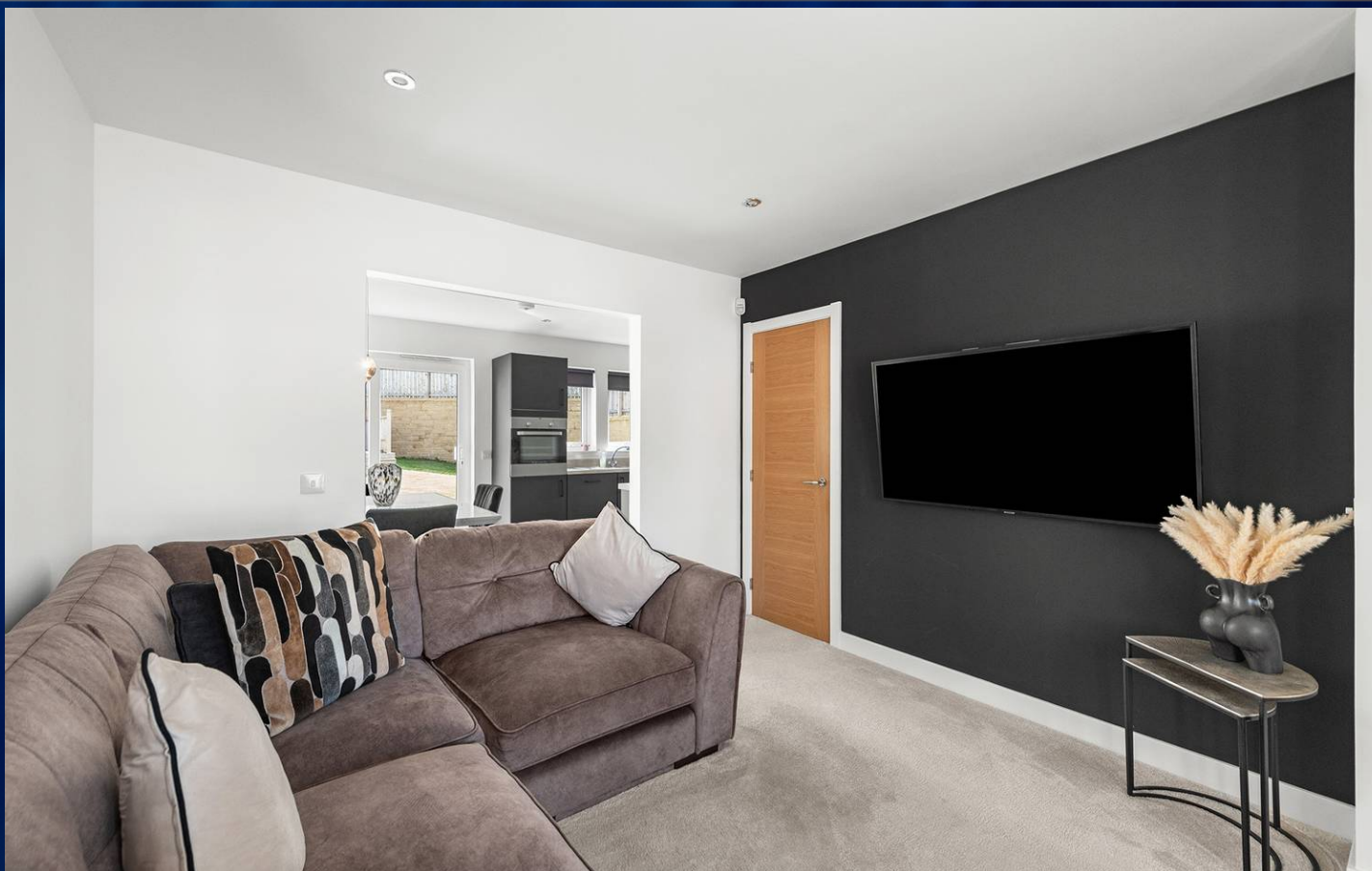
7' 5" x 4' 9" (2.25m x 1.45m)

The well-equipped utility room features tiled flooring, extra space for laundry appliances, and offers convenient access to the side aspect and W.C.

W.C

7' 1" x 4' 1" (2.15m x 1.24m)

Stunning 2-piece suite comprising of wash hand basin & W.C – the room has been finished to an impressive standard & is light and airy.



Bedroom 1

17' 2" x 10' 0" (5.24m x 3.04m)

The luxurious master bedroom features plush carpeting, double built-in cupboards, and is bathed in natural light through a large window. It offers plenty of space for ample furniture, combining comfort with elegance.

En-Suite

6' 9" x 6' 5" (2.07m x 1.95m)

This breathtaking 3-piece en-suite shower room is adorned with stunning wall and floor tiles, creating a luxurious and elegant atmosphere. There is a wash hand basin, W.C & double shower enclosure.

Bedroom 2

10' 5" x 9' 9" (3.18m x 2.97m)

The large second double bedroom is beautifully finished, featuring contrasting flooring and fitted wardrobes, offering both style and ample storage. This room pleasantly overlooks the rear garden and is flooded with natural lighting.

Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m)

The third double room, currently styled impeccably as a nursery, offers flexible use for any new purchaser. Overlooking the front of the house, it provides a charming and versatile space.

Family Bathroom

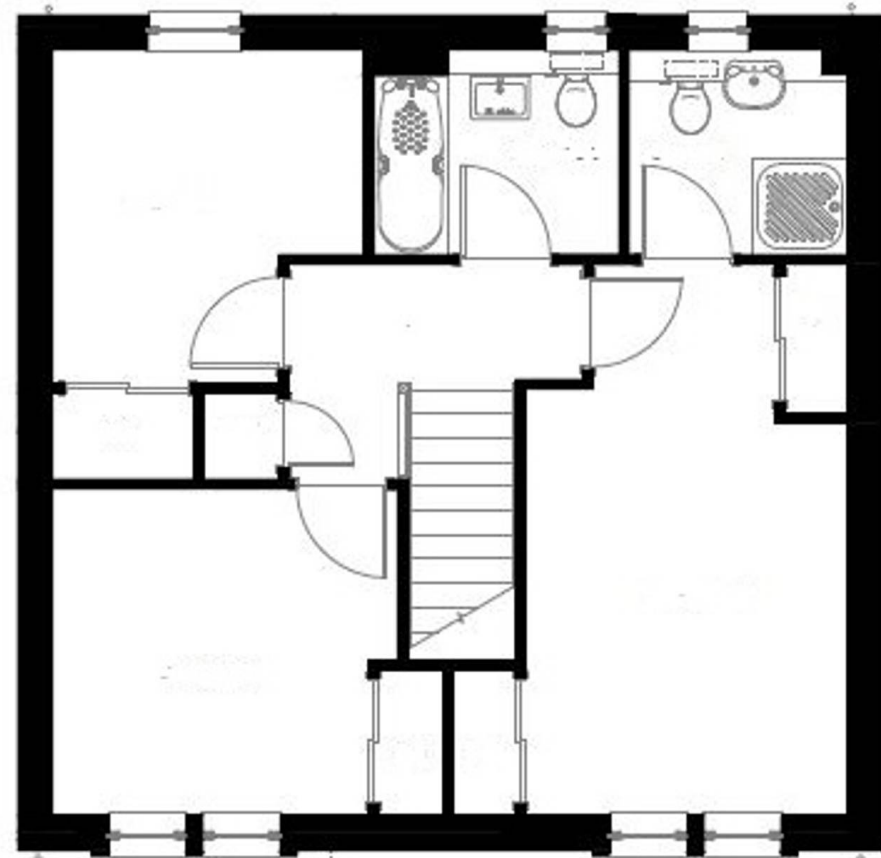
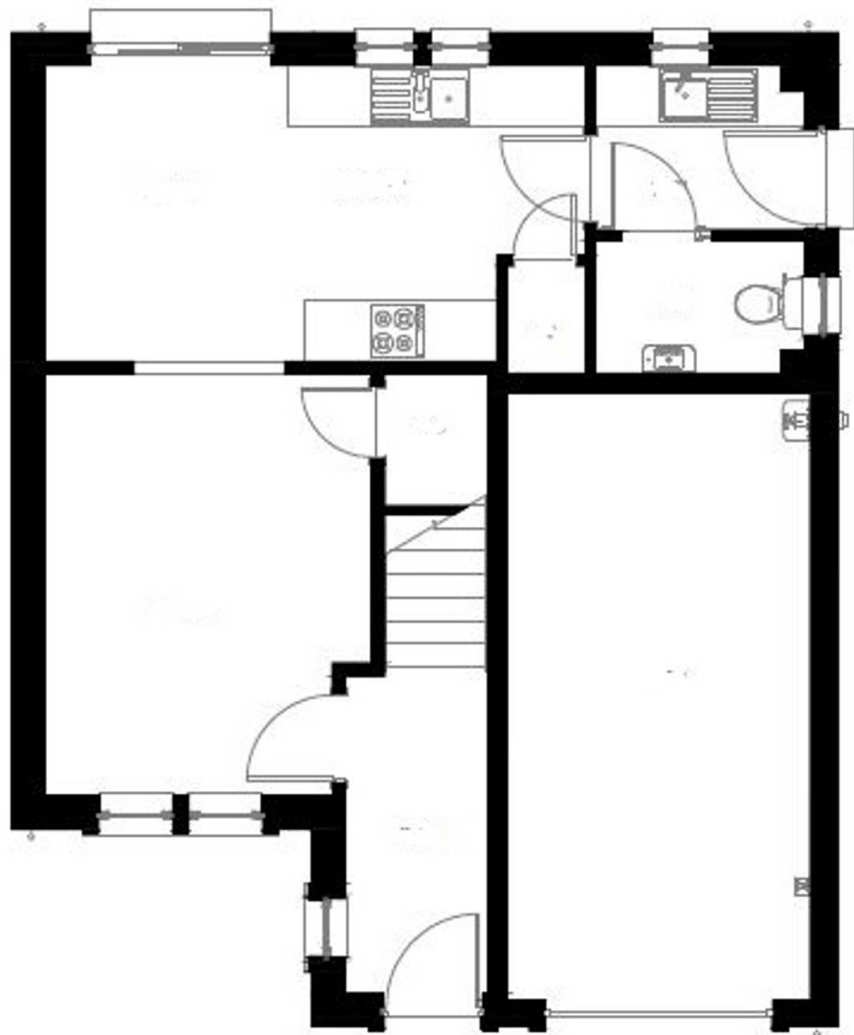
7' 7" x 5' 7" (2.31m x 1.70m)

Completing the upper level is the gorgeous 3-piece family bathroom, which features a luxurious bathtub, a striking contrasting tile design, and a glazed window, creating a serene and elegant retreat.

Exterior

The lovely south-facing rear garden is beautifully manicured, featuring a large, lush lawn and a custom-built terrace, perfect for relaxing or entertaining in a sun-soaked setting. Whilst, to the front there is a multi-car driveway bordered by pretty chipping – creating a truly gorgeous first impression of this imposing family home.







RE/MAX Property

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