



**Burnawn Gardens, Glasgow G33 1RY**



**welcome to**

**Burnawn Gardens, Glasgow**

Located in a sought-after cul-de-sac in Robroyston, this superb family home offers a welcoming entrance hall, spacious lounge, dining room, modern kitchen, conservatory, three bedrooms, W.C., en-suite, and family bathroom. The property also boasts pristine gardens, a driveway, and a garage.



Upon entering this residence, you are welcomed by an elegantly decorated hall that sets a refined atmosphere for the rest of the home. The spacious lounge, bathed in natural light from the front-facing window, boasts high-quality flooring that enhances its bright decor. A dining room conveniently separates the lounge from the contemporary kitchen, which is equipped with an array of base and wall-mounted units, contrasting work surfaces, an integrated oven and hob, and space for freestanding appliances. A noteworthy feature of the property is the conservatory located at the rear. Completing the ground floor is a conveniently located W.C.

On the upper level, you will find three generously sized double bedrooms, each with carpeted flooring and bright decor, ensuring plenty of natural light through their windows. The principal bedroom includes built-in wardrobes and an en-suite shower room for added convenience. The family bathroom rounds out the accommodation.

Outside, the property boasts immaculate gardens both at the front and rear, along with a multi-car driveway leading to a garage.

Located in the desirable Burnawn Gardens, this property benefits from an excellent position with easy access to the M8 and M80 motorways. Public transport options, including bus services and the nearby Robroyston Train Station, offer convenient rail connections to the city centre. Additionally, a Retail Park nearby features a variety of shops and a supermarket.

## Hall

## W.C

## Lounge

12' 11" x 12' 9" ( 3.94m x 3.89m )

## Dining Room

8' 11" x 8' 7" ( 2.72m x 2.62m )

## Kitchen

9' 8" x 7' 9" ( 2.95m x 2.36m )

## Conservatory

12' 3" x 9' ( 3.73m x 2.74m )

## Landing

## Bedroom

13' 5" Widest Points x 9' 9" Widest Points ( 4.09m Widest Points x 2.97m Widest Points )

## En-Suite

## Bedroom

12' 8" Widest Points x 9' Widest Points ( 3.86m Widest Points x 2.74m Widest Points )

## Bedroom

11' 1" Widest Points x 8' 2" Widest Points ( 3.38m Widest Points x 2.49m Widest Points )

## Bathroom



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welcome to

## Burnawn Gardens, Glasgow

- Detached Family Home
- Bright Lounge
- Modern Kitchen
- Dining Room
- Conservatory

Tenure: Freehold EPC Rating: C

fixed price

**£249,995**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BIS109261 - 0004

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