



**56 Oykel Crescent, Robroyston, G33 1FD**

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## Situation

Situated in this modern development, enjoying a semi-rural location, Oykel Crescent provides easy access to Robroyston Road and the M80 for convenient commuting to Glasgow City Centre, Edinburgh, or Stirling.

Robroyston Retail Park, with various stores, is within reach, and Wallacewell Primary School is just over a mile and a half away. Public transport is at your fingertips, with a regular bus service and Robroyston Train Station only a few minutes away, making this property a perfect blend of modern living and accessibility.

A quiet and peaceful semi-rural location with excellent transport links. This popular suburb is located approximately 6 miles to the North East of Glasgow's City Centre and is conveniently situated for commuter access to nearby M80/M8 to Glasgow City Centre, Glasgow Airport and throughout the Central belt.









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## Property Description

A well presented four bedroom detached villa, built by Barratt Homes, enjoying semi open outlook to front, set within the sought after development.

The property has been upgraded and well maintained by the present owners and enjoys all the benefits of a new build home, and affords well appointed accommodation, formed over two levels, well designed for family living.

The complete accommodation comprises:

**Ground Floor:** Welcoming reception hallway with storage and staircase to upper floor. Well presented sitting room, with aspects the front. Study/ TV room/bedroom five. Spacious combined dining room and kitchen. Well appointed kitchen with a full complement of floor and wall mounted cabinets, integrated appliances and complementary worktops. French doors open to garden. Separate utility room with door to garden. Guest WC.

**First Floor:** Upper landing with storage. Principal bedroom with semi open aspects to the front, fitted wardrobes and en-suite shower room. Bedroom two. Bedroom three. Bedroom four has fitted wardrobes. The house bathroom completes the accommodation.

The property is further complimented by gas central heating with a Hive thermostat, solar panels to help supplement those energy bills, double glazing and is protected by a security alarm system. Driveway and single garage.

Well tended landscaped gardens, enclosed rear garden with terrace, providing privacy and shelter, ideal for entertaining.

\* Some Images are virtually staged with AI for illustration purposes only.

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## 56 Oykel Crescent, Robroyston

Approximate Gross Internal Area  
Main House 1312 sq ft - 121.88 sq m  
Garage 147 sq ft - 13.65 sq m  
Total 1459 sq ft - 135.53 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

Glasgow City Council  
Band F

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band B

### Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

Glasgow City Council  
City Chambers  
Glasgow  
G2 1DU  
Tel: 0141 287 2000

### Property Reference

3497