



Leck Wynd
Robroyston
G33 1GS

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Offers Over £420,000

This impressive Modern Detached Villa by David Wilson Homes is situated off the main road at the end of a cul-de-sac and has a lovely setting with larger than average gardens which border onto woodland.

Leck Wynd has a stunning elevated open view over the surrounding countryside and beyond to the Campsie Hills and nearby there are plenty of green spaces, play areas, walk ways and access to local shops.

This particular house is the Braemar style and is one of the larger ones in the development and includes a driveway to the side and a separate garage. The property has a low maintenance render exterior beneath a pitched tiled roof with quality pvc double glazing, solar panels and quality insulation which makes this a most efficient house to run and is reflected in the B rating on the energy performance certificate.

The property is only c. 1 year old although is presented in as new condition and includes neutral self coloured carpets, quality kitchen floor covering, high performance window blinds and impressive fitted kitchen and utility.

At the front is a neat driveway with lawned area and adjacent to this is a good size lawn with timber fence on the far boundary. There s a driveway at the side providing parking for several cars and this leads to the single garage which is at the bottom of the driveway.



Home Report Valuation £425,000

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Reference: HP774306
Postcode: G33 1GS

Council Tax Band F

EPC Rating B



Large rear garden which is level and has a solid timber boundary fence with nice open views to the rear and a good sized area behind the garage.

Single garage with pitched, concrete tiled roof and metal up and over door. Power and light supplied.

The accommodation comprises hallway with store cupboard to one side, good sized main lounge/living room with windows to front and rear. Separate study with window to the front and this room could also be a tv room as required.



The main family area is situated at the rear and consists of space for family room with windows to the rear and French door providing access to the garden. Additional area for dining to one side and at the far side a quality fitted kitchen finished in a modern grey fronted units with integrated appliances, worktop surface area and breakfast bar. Adjacent to this room is the utility room with additional door to the driveway at the side.

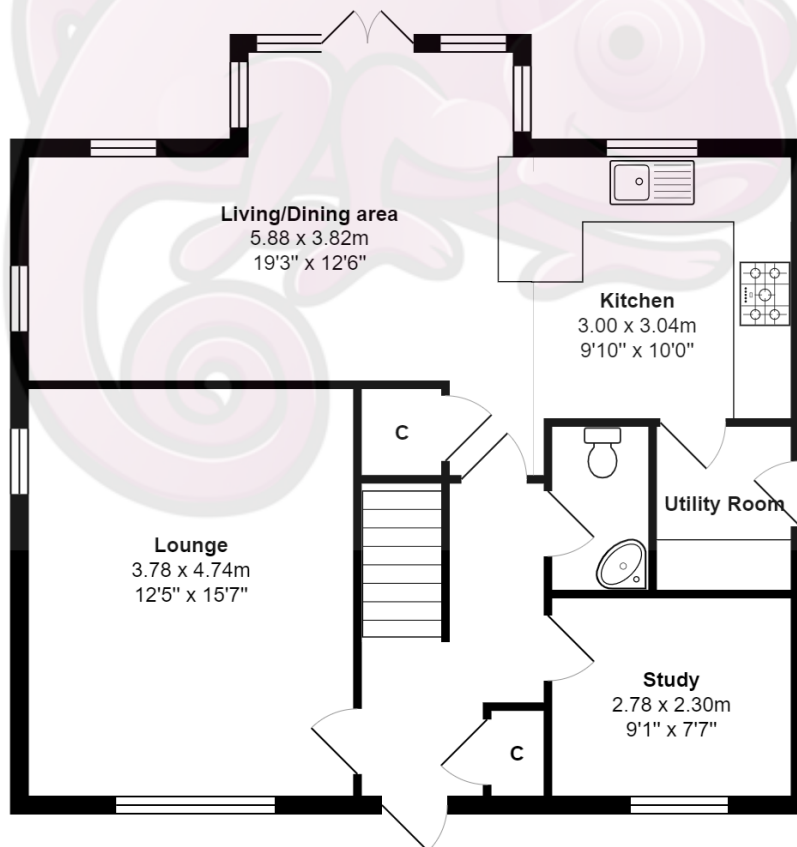
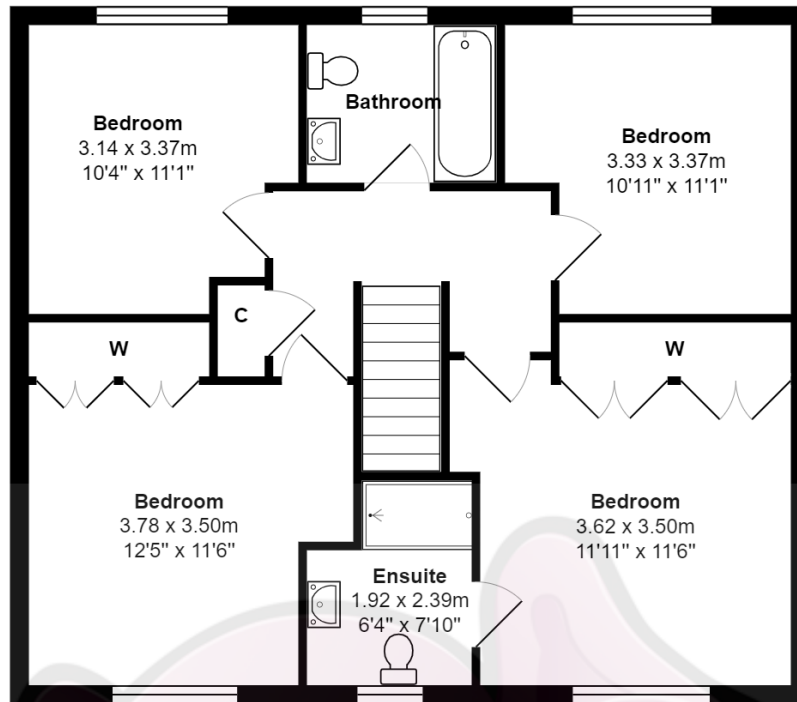


The upstairs landing provides access to all four bedrooms with the master bedroom having a very nice and spacious en suite shower room.

Main bathroom with three piece suite and mains shower with folding screen above the bath.

Vendor Comments

Picked this house as it is in a lovely quiet location and borders onto woodland.



Total Area: 133.0 m² ... 1432 ft²

Location

Located within modern development in a semi-rural location, Leck Wynd has ease of access to Robroyston Retail Park where there is an Asda Super Store and many other retail outlets and to the M80 for commuting to either Glasgow or Stirling. Robroyston train station provides a swift service to Glasgow city centre.





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