



## 4 Dochart Drive, Robroyston, Glasgow, G33 1PQ

Fixed Asking Price £340,000

- \*\*\* Luxury Family Home \*\*\*
- Open Plan Lounge/Dining
- Quality Fixtures & Finishings Throughout
- EER - C
- Meticulously Presented & Maintained Throughout
- Master Bedroom Ensuite
- Resin Driveway, Garage, CCTV & Additional External Lightening
- Substantial Outbuilding
- Desirable Residential Location
- Close To Local Amenities

# 4 Dochart Drive, Glasgow G33 1PQ

\*\*\* FIXED ASKING PRICE !!! - Viewing is essential \*\*\* This is a wonderful family home, maintained and presented to an exceptional standard by the current owners. Located within a highly popular pocket of Robroyston, this detached 4 bedroom property boasts, master ensuite, open plan lounge/dining area, downstairs w/c , substantial outbuilding and many additional up-upgrades. Early viewing is advised. EER - C.



Council Tax Band: F





Presented in true walk-in condition, Dochart Drive is located within a desirable residential area with a feel of the countryside yet within easy reach of all local amenities. Robroyston train station is approximately one mile away which is ideal for those who commute and Glasgow City Centre is less than ten miles away by road via the M80 and M8.

Offering an excellent family layout, this spacious home has been thoughtfully planned for the rigours of a modern lifestyle and will undoubtedly appeal to a number of discerning buyers. The accommodation is suited to a wide variety of family needs and personal appraisal is essential for a full appreciation of this fabulous home and the high specification throughout.

The internal layout comprises: Entrance hall with decorative glazed balustrade, generous open plan lounge/dining area located to the rear, tasteful kitchen with a number of integrated appliances. completing the downstairs is an attractive w/c.

On the first floor there are four bedrooms, including master bedroom with ensuite shower room and a family bathroom with separate shower cubicle. This family home is further enhanced by gas central heating, PVC double glazed window frames, floored loft space (accessed from the landing), resin driveway providing off street parking for a number of vehicles.

The current owners have built a substantial outbuilding which is currently used as an entertainment space, with bar, seating area and space for a large games table. This addition provides an ideal environment for relaxing and/or entertaining and could easily be adapted to accommodate a variety of requirements. Maintained and presented to an extremely high standard this outbuilding will prove attractive to a number of buyers.

Additional Up-Grades Include :-

External lights - Soffit & Front & back door lights,  
Ring door bell  
Home alarm

Resin Driveway & Resin Patio at the back door/steps  
Customised Mirror Splash back in the kitchen  
Astro turf in the back garden

Room Dimensions

Entrance Hall - 5.10m x 2.00m

Lounge - 4.85m x 3.20m

Dining Area - 2.80m x 2.35m

Kitchen - 3.60m x 3.05m

w/c - 1.85m x 1.30m

Master Bedroom - 3.90m x 3.75m

Ensuite - 2.15m x 1.80m

Bedroom 2 - 4.55m x 2.75m

Bedroom 3 - 3.20m x 2.90m

Bedroom 4 - 3.70m x 1.95m

Bathroom 2.85m x 1.90m

Outbuilding - 6.85m x 4.30m

Located off Robroyston Road via Lumloch Road, this modern development in a semi-rural location and has ease of access via to Robroyston Retail Park where there is an Asda superstore and many other retail outlets and to the M80 for commuting to either Glasgow, Stirling or beyond. Wallacewell Primary School is just about one mile away by road.

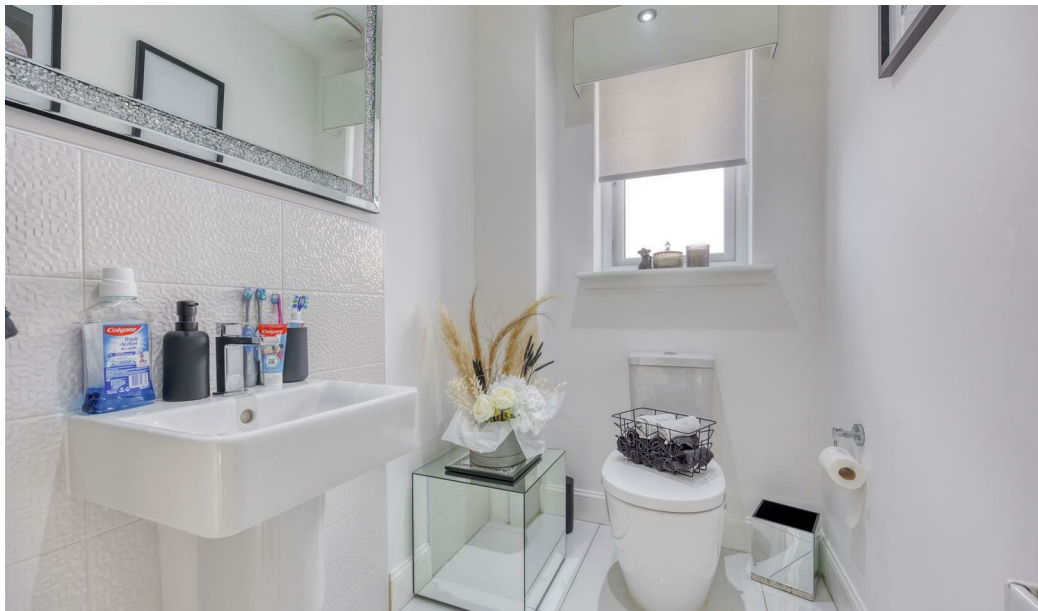
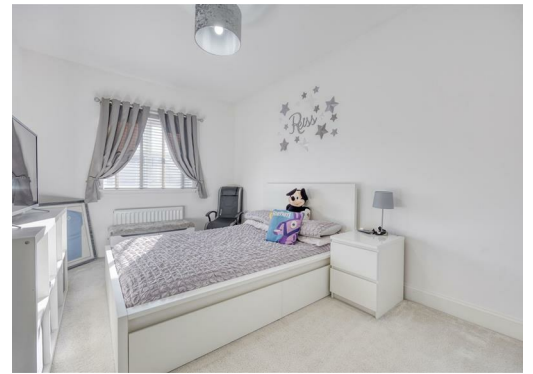
Home Report Available on Request

EER - C

Viewings Strictly By Appointment

If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.

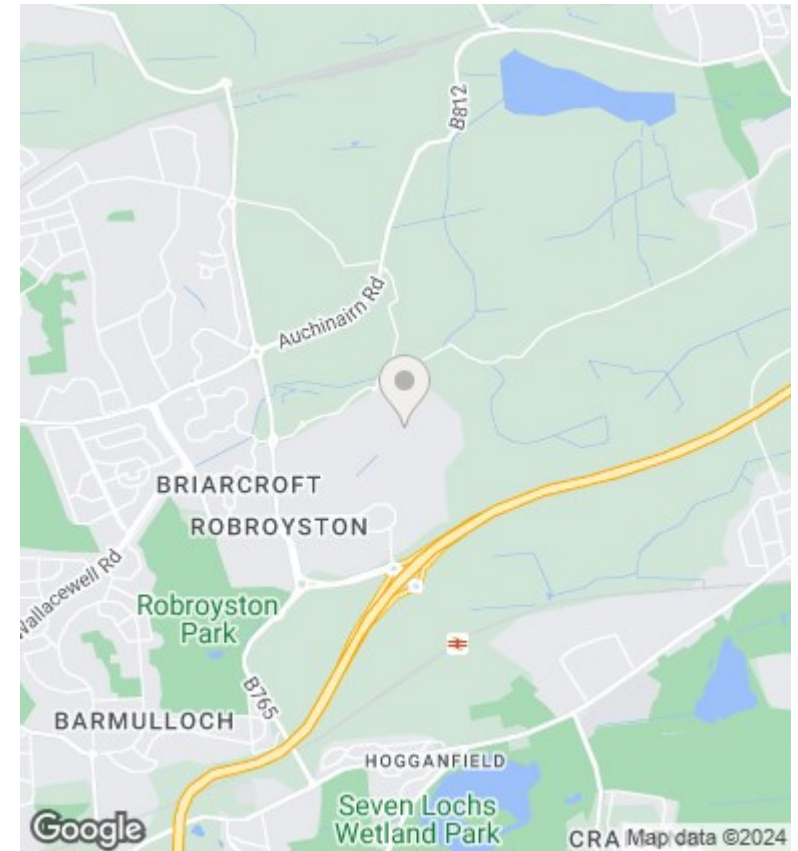








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	