



## 14 Auchinleck Road, Robroyston, Glasgow, G33 1PN

Offers Over £345,000

- Luxury Detached Family Home (Former Show Home)
- Open Plan Kitchen/Dining/Family Room
- Driveway & Garage
- EER - B
- A Barratt Home - "The Tantallon"
- 4 Bedrooms - Master Ensuite
- Well Tended Garden Plot
- Formal Reception Room Plus Playroom/Office/Bed 5
- Utility Room & Downstairs w/c
- Close to Local Amenities & Transportation Links

# 14 Auchinleck Road, Glasgow G33 1PN

\*\*\* Attractive New Price !!! \*\*\* A Must View. This is a wonderful family home (The Former Show 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 kitchen/dining/family area, additional downstairs play room, downstairs w/c and separate utility room. Early viewing is advised. EER - B



Council Tax Band: F



This impressive Barratt Home "The Tantallon", boasts exceptional accommodation over two levels. Located within a popular residential development this stunning four bedroom contemporary family home has been well maintained and presented by the current homes making early viewing imperative.

This previous show home is in immaculate order throughout and is immediately impressive boasting fabulous accommodation comprising: welcoming reception hallway access to the front facing lounge and front facing study/playroom/bedroom 5. The delightful, open plan kitchen/dining/family room over looks the rear garden ground. This open plan area provides ample space for dining/entertaining and comes complete with a contemporary range of wall and base mounted units, integrated appliances: gas hob, electric oven, dishwasher and fridge freezer. and French doors leading to the rear garden and patio areas. Off the kitchen there is a useful utility room and from the hallway you can access the downstairs WC.

Upstairs, there are four double sized bedrooms, The master bedroom, located to the front of the property benefits from an attractive en-suite shower room and fabulous built in wardrobe storage. All bedrooms boasting fitted storage. Completing the accommodation is the main bathroom.

Externally the property has a large monoblock driveway and garage to the side. The gardens are well maintained and presented with a good selection of plants, bushes, shrubs and trees which provide an array of colour at various times of the year. There is also a patio area, ideal for relaxing and/or entertaining.

Further benefits include :- house alarm, CGH, DG and adequate storage throughout.

#### Room Dimensions

Entrance Hallway

Lounge - 4.11m x 3.19m

Kitchen/Dining/Family - 5.94m x 3.36m

Office/Play Room/Bed 5 - 3.21m x 2.00m

Utility - 2.71m x 1.70m

W/C - 1.80m x 1.15m

Master Bedroom - 4.22m x 3.61m

Ensuite - 2.17m x 1.75m

Bedroom 2 - 3.59m x 2.9m

Bedroom 3 - 3.65m x 2.51m

Bedroom 4 - 2.78m x 2.74

Bathroom - 2.25m x 1.85m

Robroyston offers a wide range of amenities including schools, retail park, recreational facilities, excellent motorway and rail links  
This development lies just to the north of the Glasgow suburb of Robroyston, where the City of Glasgow gives way to East Dunbartonshire close to Bishopbriggs and Lenzie.

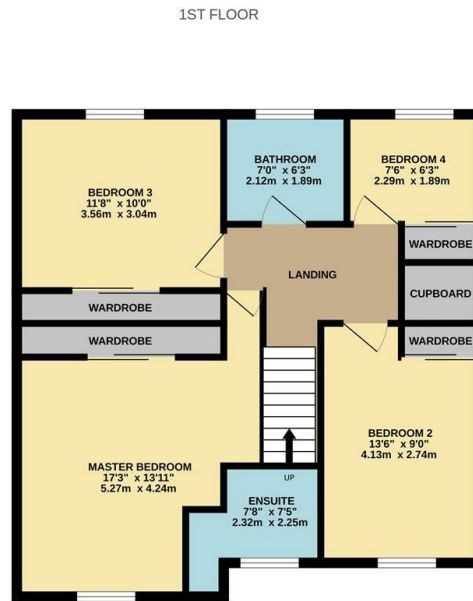
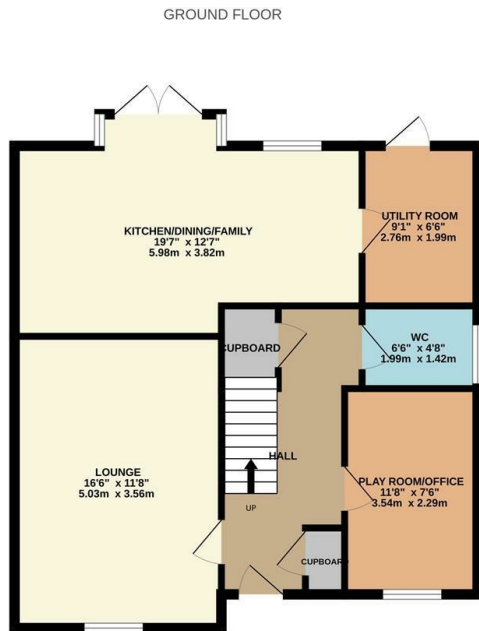
Home Report Available on Request

EER - B

Viewings Strictly By Appointment







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>		
(81-91) <b>B</b>	81	82
(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	