



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

Fixed Asking Price £395,000

- A Pristine Family Home - The Crombie"
- Magnificent Formal Lounge
- Driveway & Integral Garage
- EER - B
- An Executive Barratt Property
- Open Plan Kitchen/Dining Area
- Fabulous Garden Plot
- 5 Bedrooms - Master Ensuite
- Downstairs w/c & Utility Room
- Close to Local Amenities & Transportation Links

# 58 Auchinleck Road, Glasgow G33 1PN

New Fixed Price !!! A truly pristine five bedroom, family property, tastefully presented and maintained impeccably throughout. "The Crombie", is a luxury detached, Barratt Home, which provides substantial family accommodation over two levels. The property is located within a highly desirable location, allowing easy access to all local amenities and transportation links. EER - B

 5  2  1  B

Council Tax Band: F



Presented in true walk-in condition, Auchinleck Road 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 six miles away by road via the M80 and M8.

"The Crombie" has been thoughtfully planned for the rigours of a modern lifestyle by combining a practical and adaptable internal layout with an exceptional specification. Tastefully decorated throughout, this home is a true credit to the owners. The accommodation can easily be adapted to suit a wide variety of family needs by providing five bedrooms (master boasting ensuite), with the added benefit of an integral garage, which could easily be adapted to provide additional living space (subject to planning constraints).

Accommodation comprises, welcoming reception hallway, wonderful lounge to the front, open plan kitchen/dining to the rear, useful utility room and downstairs w/c. The tasteful kitchen is well appointed with an array of base and wall mounted units, a number of integrated appliances and contrasting work surface. The dining area has french doors leading externally.

On the upper level you will find 4 double bedrooms (the master benefitting from an ensuite shower room) and a single room currently used as an office. You will also find the house bathroom and access to the attic from the landing area.

The garden is a reasonable size with ample off street parking to the front and a low maintenance fully turfed rear garden, providing a blank canvas for any garden enthusiast.

#### Room Dimensions

Entrance Hallway

Lounge - 5.66m x 3.60m

Dining Kitchen - 6.36m x 3.35m

Utility Area - 2.01m x 1.96m

w/c - 1.96m x 1.26m

Master Bedroom - 3.98m x 3.43m

Ensuite - 2.05m x 3.11m

Bedroom 2 - 3.88m x 3.11m

Bedroom 3 - 3.88m x 2.76m

Bedroom 4 - 3.36m x 2.96m

Bedroom 5/Home Office - 2.08m x 1.99m

Bathroom - 2.11m x 1.90m

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

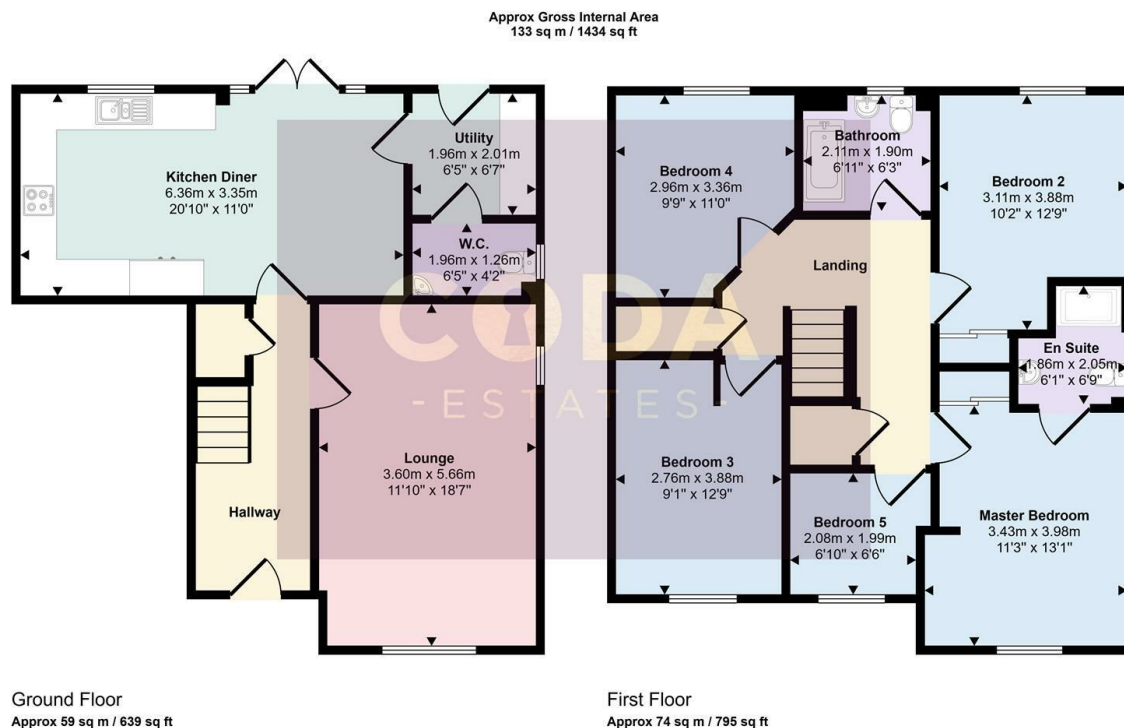
EER - B

Viewings Strictly By Appointment

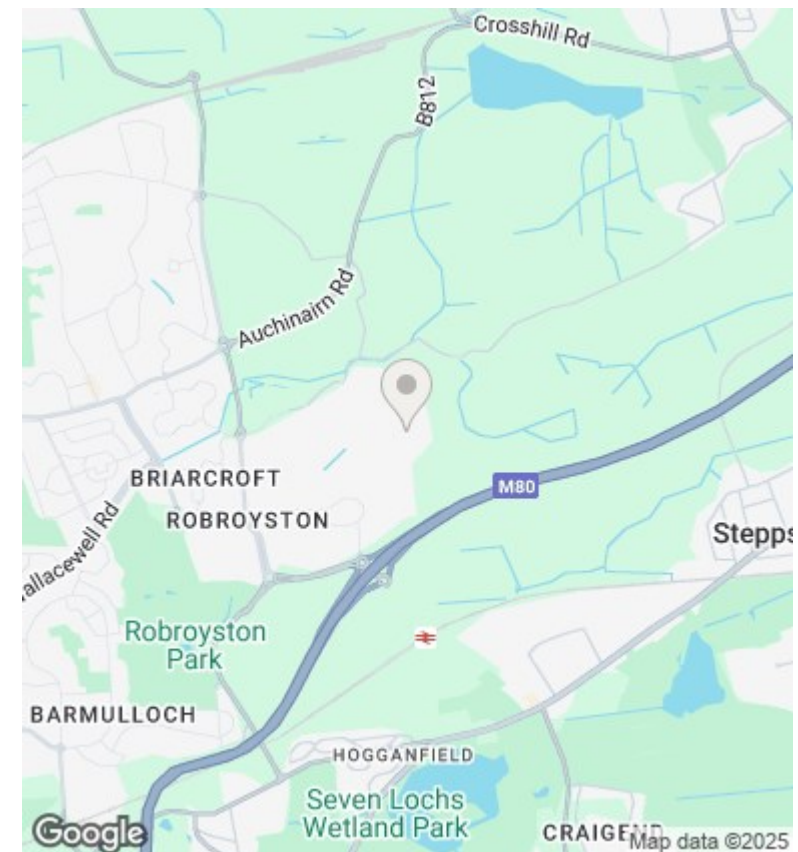
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our competitive selling packages.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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>	82	83
(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	