



## 31 Cortmalaw Gate, Glasgow, G33 1TH

Offers Over £399,999

- Prestigious Cala-built detached villa within the popular Wallacefield development
- Elegant front-facing reception room ideal for formal entertaining
- Four spacious double bedrooms, and all bedrooms with storage on the upper level
- Well-appointed utility room and ground-floor cloakroom for added convenience
- Quiet plot with south-facing garden, integral garage and private driveway
- Five-bedroom family home offering generous and versatile living space
- Expansive open-plan kitchen and dining area spanning the full rear of the property
- Two bedrooms benefitting from private en-suite shower facilities
- Contemporary four-piece family bathroom plus an additional flexible fifth bedroom
- Energy efficiency rating - C



# 31 Cortmalaw Gate, Glasgow G33 1TH

This impressive five-bedroom Cala-built detached family home in the sought-after Wallacefields development, offers exceptional living space, a stunning open-plan kitchen-dining area, and well-proportioned bedrooms with en-suite facilities.



5



3



2



C

Council Tax Band: F



Situated within the highly desirable Wallacefield development in Robroyston, this substantial five-bedroom detached Cala-built family home offers exceptional space, contemporary design and a prime residential setting. Occupying a quiet plot with south-facing rear gardens, the property also benefits from a private driveway and integral garage.

The ground floor accommodation is both generous and well laid out. A large front-facing lounge provides an elegant formal living space, while the standout feature of the home is the impressive open-plan dining kitchen, which stretches the full length of the rear of the property and creates a superb hub for family life and entertaining. Additional ground floor conveniences include a fully equipped utility room and a downstairs WC.

The upper level offers flexible family accommodation, comprising four spacious double bedrooms, two of which benefit from en-suite shower rooms. There is also a further well-proportioned fifth bedroom, ideal as a nursery, home office or guest room. A stylish four-piece family bathroom completes the accommodation.

Externally, the home enjoys a peaceful position within the development, with south-facing gardens providing an ideal outdoor space for relaxation and entertaining. With its quality Cala build, generous proportions and sought-after location, this property represents an outstanding opportunity for modern family living. Early viewing is highly recommended.

Robroyston Retail Park offers a range of shops, gym, and an Asda Super Store whilst the nearby the M80 ensures seamless connectivity to central Scotland's motorway network. Wallacewell Primary School is less than a mile away by road and the new Robroyston station is also easily accessible.

Home Report Available on Request

Council Tax - Glasgow City Band F

EER - C

Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

## Viewings

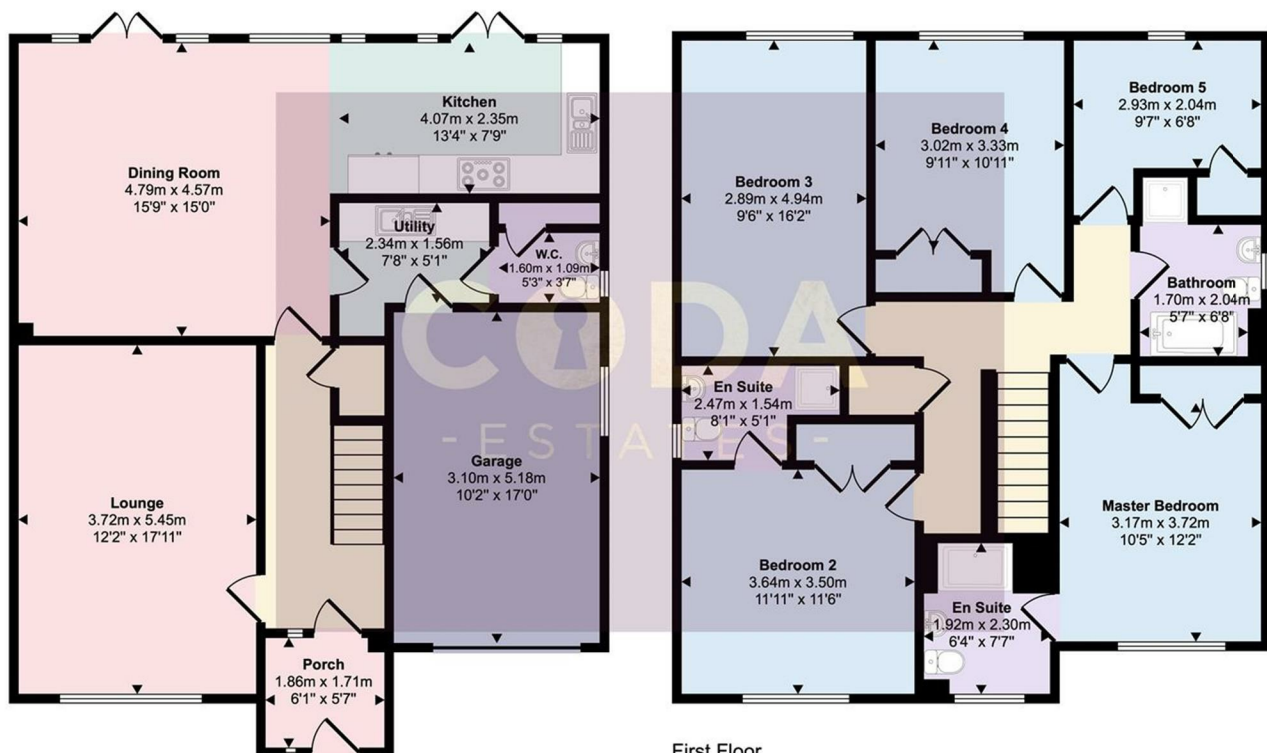
Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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	

Approx Gross Internal Area  
181 sq m / 1948 sq ft



Ground Floor  
Approx 91 sq m / 974 sq ft

First Floor  
Approx 90 sq m / 974 sq ft

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