



201 Briarcroft Drive, Robroyston, Glasgow, G33 1RJ

Offers Over £309,995

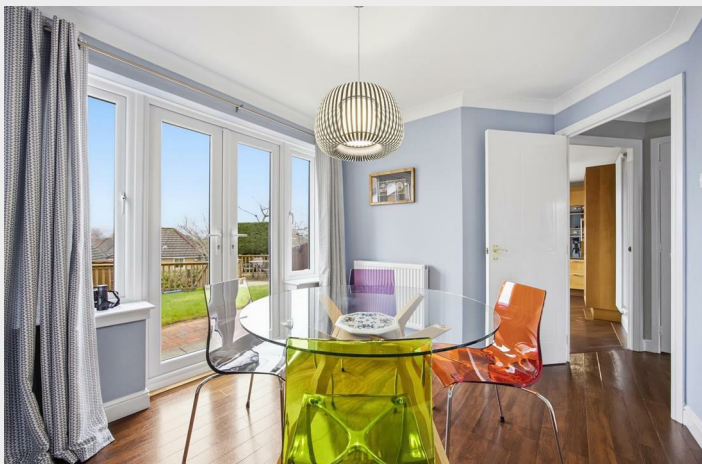
- Immaculately presented four-bedroom detached home in a desirable residential setting
- Spacious front-facing living room featuring a contemporary gas fire and surround
- Modern fitted kitchen with integrated appliances, and adjoining utility space
- Stylish family bathroom alongside a convenient ground floor WC
- Turn-key condition with myriad high specification upgrades throughout
- Elevated position with open outlooks towards the Campsie Hills
- Separate dining area ideal for family meals and entertaining
- Four well-proportioned bedrooms including a principal suite with en-suite facilities
- Private enclosed garden with patio areas, EV charging point, integral garage, and private driveway
- Energy efficiency rating - C

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Set within a sought-after modern development in Robroyston, this exceptional four-bedroom detached home offers the perfect blend of style, space, and smart living. With generous living areas ideal for both relaxing and entertaining, stunning open views towards the Campsie Hills, and a private enclosed garden, the property is perfectly suited to modern family life. Enhanced by high-spec finishes, smart home features, and excellent connectivity, this is a home designed for comfort, convenience, and everyday living.



Council Tax Band: F



This immaculately presented four-bedroom detached villa is set within the highly sought-after Briarcroft Drive in Robroyston, occupying an elevated plot with attractive open views towards the Campsie Hills.

Finished to an exceptional standard throughout, the property offers spacious and versatile family accommodation. The ground floor comprises a bright front-facing lounge with feature gas fire, a separate dining room, and a high-quality fitted kitchen complete with integrated appliances, and a useful utility area. A convenient downstairs WC completes the lower level.

Upstairs, there are four generously proportioned bedrooms, including a well-appointed principal bedroom with en-suite shower room. The family bathroom is finished to a high standard, while additional features such as acoustic glazing and bespoke blinds enhance comfort throughout.

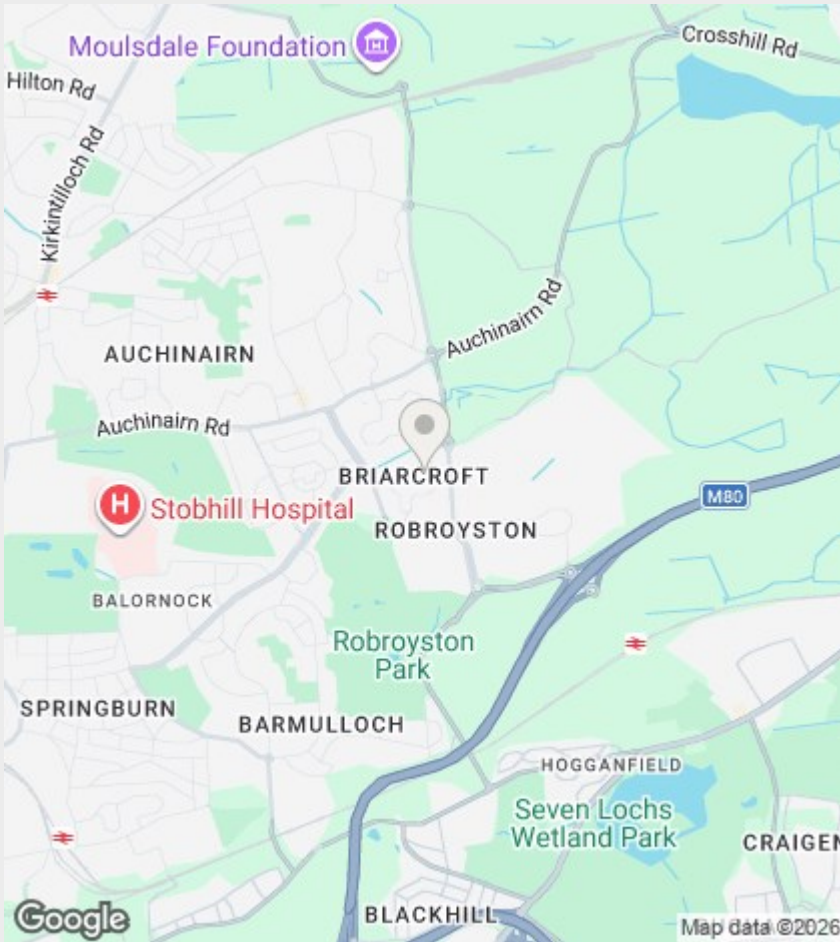
The home benefits from a range of modern upgrades including Amtico flooring, a smart EvoHome heating system, and recently replaced windows and doors. A fully integrated CCTV system with remote access, full fibre broadband, and EV charging point further enhance the property's modern appeal.

Externally, the property occupies a large plot. It's enclosed rear garden benefits from separate decked and paved patio areas, partially laid to lawn, and tiered to a lower barbeque area containing a substantial timber shed. Perfectly orientated to ensure you can enjoy the best of the afternoon and evening sunshine. To the front, there is a private 2 car driveway leading to an integral garage with electric garage door, along with landscaped front garden areas and feature lighting.

Robroyston is a popular residential area offering excellent local amenities and schooling, with superb transport links nearby providing easy access to Glasgow City Centre and beyond. 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 nearby 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

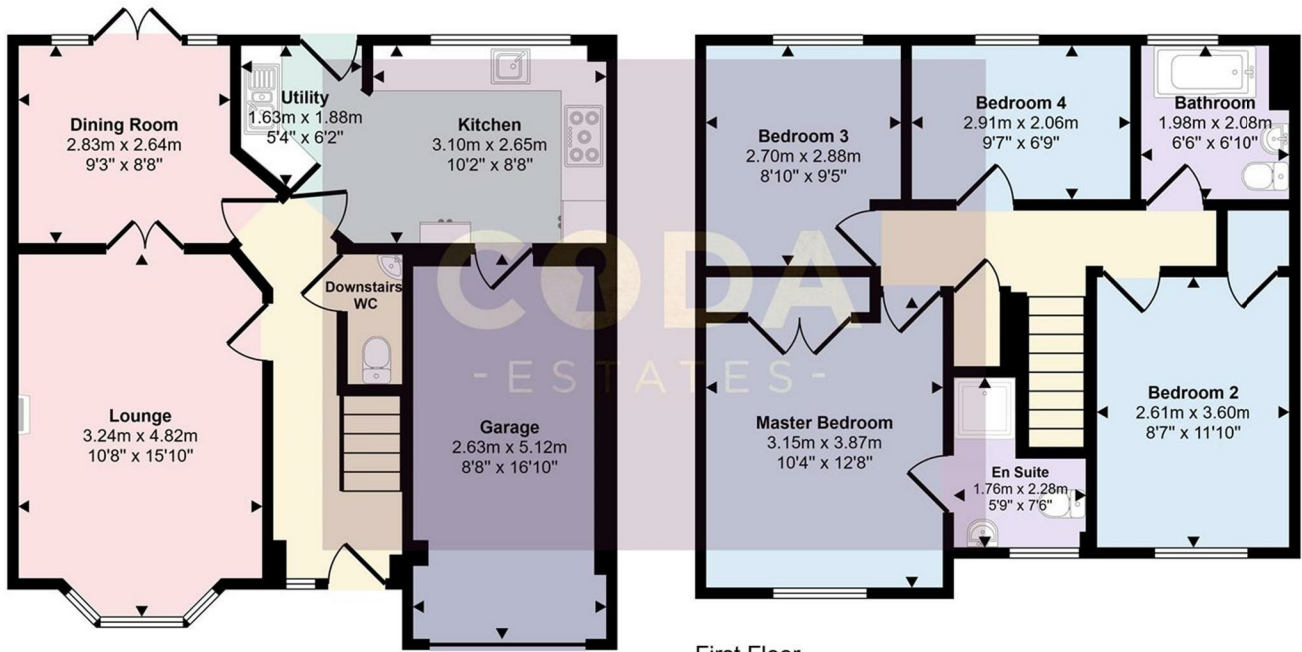
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Approx Gross Internal Area
113 sq m / 1216 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft

First Floor
Approx 54 sq m / 582 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 may not look like the real items. Made with Made Snappy 360.