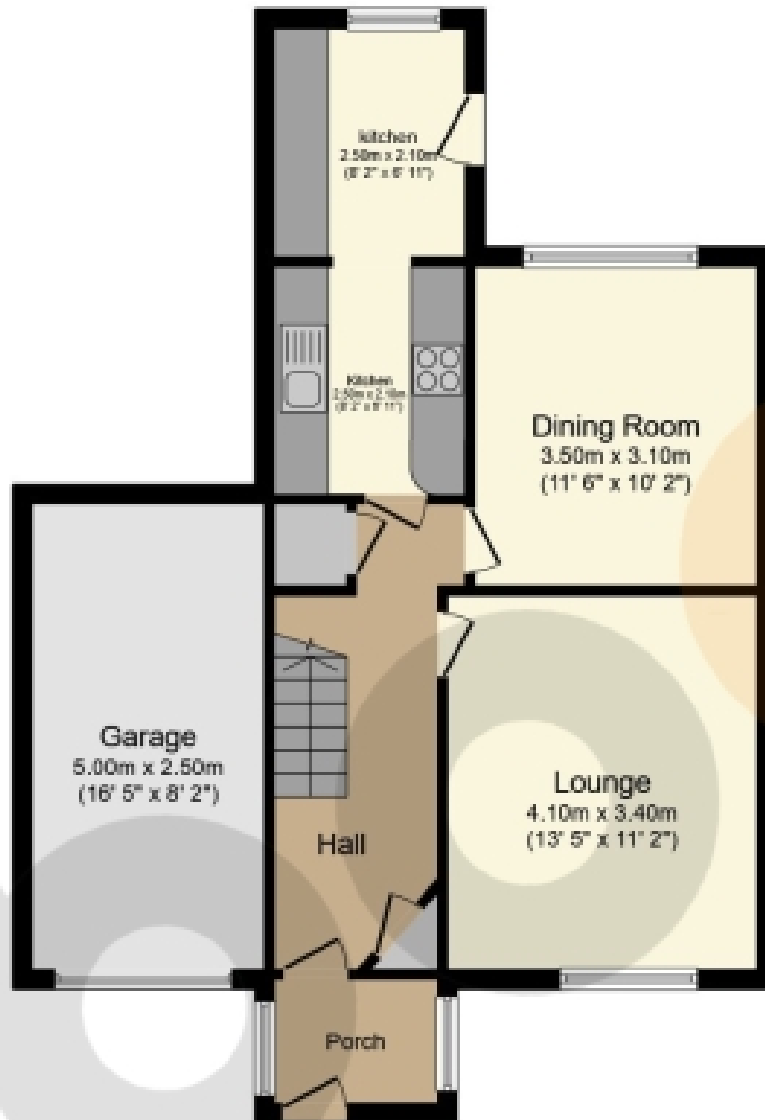




**Robslee Road, Thornliebank, Glasgow**

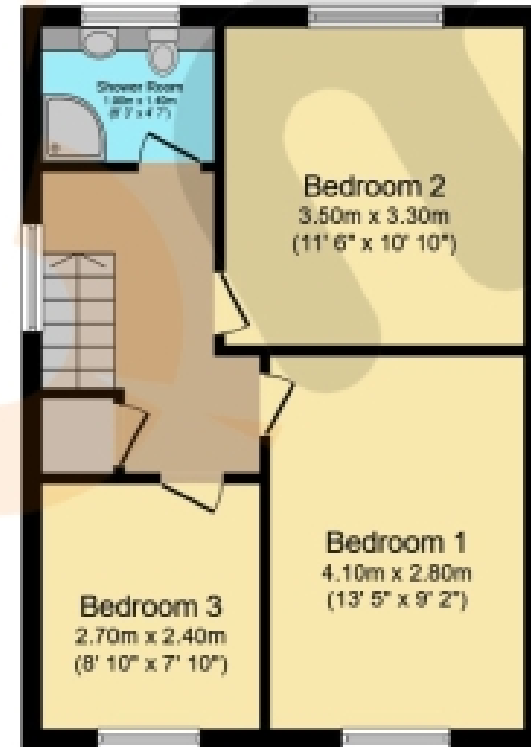
**Offers Over £295,000**





### Ground Floor

Floor area 62.4 sq.m. (672 sq.ft.)



### First Floor

Floor area 40.8 sq.m. (439 sq.ft.)

**Total floor area: 103.2 sq.m. (1,111 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Substantial semi-detached home in a sought-after location. Spacious and well-balanced accommodation. Features a generous lounge, separate dining room, and well-appointed kitchen. Impressive rear garden with lawn and patio, along with a multi-car driveway and attached garage, all within easy reach of local amenities and transport links. Entering the via the front porch leads to the welcoming entrance hallway, which provides access to the lounge. This generously proportioned lounge offers ample space for a variety of furniture configurations, centred around a charming electric fireplace that creates a focal point.

Adjacent to the lounge is the family dining room, a highly versatile space currently used as both a dining area and study. Its dimensions allow for a variety of layouts, making it adaptable to different needs.

Continuing through the ground floor, you will find the kitchen, fitted with an oak-effect base and wall-mounted cabinetry that provides excellent storage. Black marble-effect worktops contrast well with the cabinetry, creating a practical and stylish space for cooking and food preparation. The kitchen extends into an additional room featuring matching cabinetry and worktops, offering even more storage and workspace.

Upstairs, the first floor accommodates three well-proportioned bedrooms. The shower room is fitted with a walk-in shower cubicle, a wash hand basin with vanity storage, and a W.C.

To the rear, the property boasts an impressive garden with a large lawn and patio area, ideal for outdoor relaxation and entertaining. The garden is fully enclosed by mature shrubbery and timber fencing, providing a good level of privacy.

This property further gains from gas central heating and double glazing throughout.

Situated within the popular southside locale, the property is well placed for local amenities. Nearby Shawlands and Giffnock both offer a more diverse range of facilities, including supermarkets, bars and restaurants. A short drive from the property is the shopping centres The Avenue at Newton Mearns and Silverburn. The M8 and M77 motorways are easily accessible. Park and ride facilities at Thornliebank Train Station are less than a 1-minute drive and a regular train service will have you in Glasgow City Centre in under 20 minutes. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

This fabulously affordable apartment in a popular Thornliebank location will no doubt be popular therefore we would recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)