28 Conacher Drive, Robroyston, Glasgow, G33 1GL

Offers Over £355,000

- A Pristine Family Home
- 4 Bedrooms - Master Ensuite
- Open Plan Kitchen/Dining Area
- Large Driveway
- Close to Local Amenities & Transportation Links
- Built by Barratt
- Formal Lounge
- Downstairs w/c & Utility Room
- Large plot
- Solar Panels - EER - B

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A truly pristine four bedroom, family property, tastefully presented and maintained impeccably throughout. "This 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.

4   3   1   B

Council Tax Band: F

Upon entering, you are welcomed by a bright and generously proportioned reception hallway, setting the tone for the quality and space throughout. To the front of the property lies the opulent formal lounge — an elegant and inviting space ideal for both relaxing evenings and entertaining guests.

The heart of the home is undoubtedly the impressive contemporary dining kitchen located to the rear. Beautifully designed and complete with integrated appliances, this expansive space provides the perfect setting for everyday family life and social gatherings alike. The dining area is enhanced by French doors which open directly onto the fully enclosed, professionally landscaped rear garden, creating a seamless indoor-outdoor flow. A separate utility room and convenient guest WC are positioned just off the kitchen, adding further practicality.

A staircase leads to the upper level where you will find four generously proportioned double bedrooms, all offering excellent storage. The impressive principal bedroom benefits from a luxurious en-suite shower room, while the remaining bedrooms are serviced by a stylish four-piece family bathroom finished to a high standard.

Externally, the property continues to impress with a mono-blocked driveway providing off-street parking for multiple vehicles, alongside the beautifully maintained garden grounds.

Combining elegance, space and functionality, this outstanding home truly offers everything required for modern family living.

Presented in true walk-in condition, Conacher Drive 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.
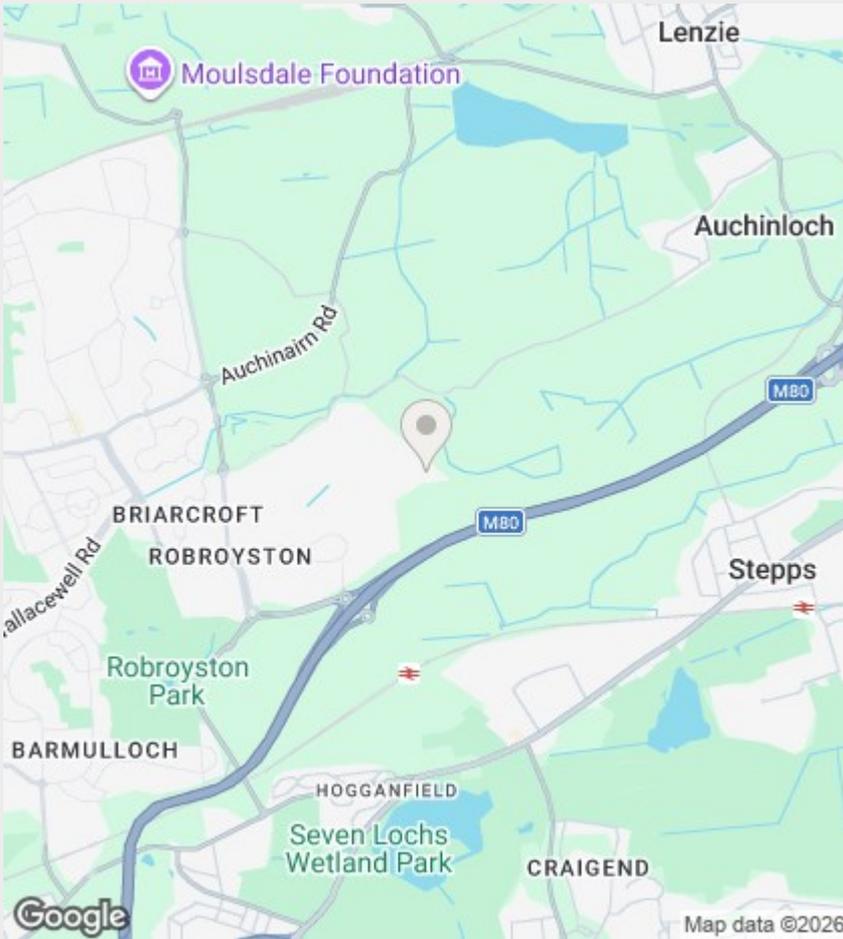
This modern development is set a semi-rural location and has ease of access via to Robroyston Retail Park and to the M80 for commuting to either Glasgow, Stirling or beyond. Wallacewell Primary School is just about one mile away by road.

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.
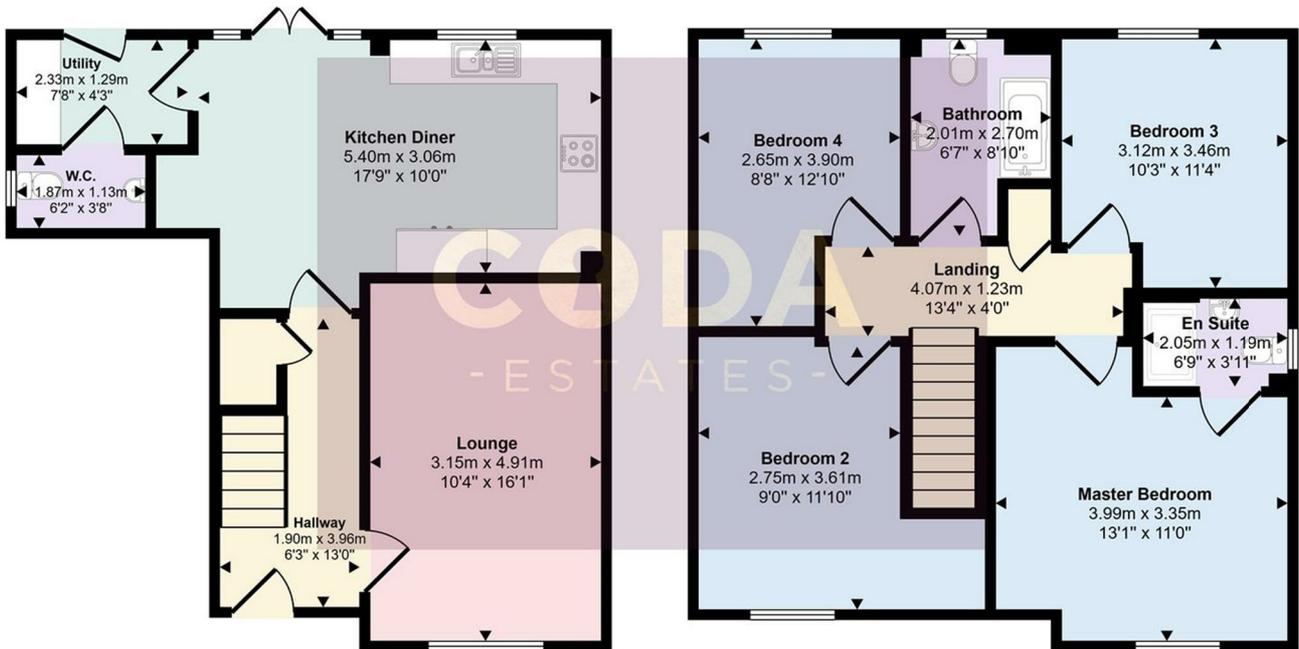
Viewings

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

EPC Rating:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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 / 1213 sq ft

Utility
2.33m x 1.29m
7'8" x 4'3"

W.C.
1.87m x 1.13m
6'2" x 3'8"

Kitchen Diner
5.40m x 3.06m
17'9" x 10'0"

Lounge
3.15m x 4.91m
10'4" x 16'1"

Hallway
1.90m x 3.96m
6'3" x 13'0"

Bedroom 4
2.65m x 3.90m
8'8" x 12'10"

Bathroom
2.01m x 2.70m
6'7" x 8'10"

Bedroom 3
3.12m x 3.46m
10'3" x 11'4"

Landing
4.07m x 1.23m
13'4" x 4'0"

En Suite
2.05m x 1.19m
6'9" x 3'11"

Bedroom 2
2.75m x 3.61m
9'0" x 11'10"

Master Bedroom
3.99m x 3.35m
13'1" x 11'0"

Ground Floor
Approx 48 sq m / 520 sq ft

First Floor
Approx 64 sq m / 692 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.