CODA
-ESTATES-







2 Noble Drive, Robroyston, Glasgow, G33 1FQ

Offers Over £250,000

- Immaculate 3 Bedroom End Terrace
- Well Appointed Dining Kitchen with French Doors To The Side
- Landscaped Garden Ground - Corner Plot
- EER - B
- Presented to An Exceptional Specification Throughout
- Master Bedroom Ensuite
- 2 Dedicated Parking Spaces
- Welcoming Entrance Hallway & Generous Reception Lounge
- Downstairs w/c & Ample Storage Throughout
- Close To Local Amenities & Transportation Links

2-4 Heath Avenue, Lenzie, Glasgow, G66 4LG
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This Miller Home - "The Cairns", is a spacious, 3 bedroom, end terraced property, maintained and presented to an exceptional standard throughout. The property will appeal to a variety of buyers making early viewing imperative. The property occupies an attractive corner plot with private landscaped garden, the master bedroom boasts ensuite shower facilities and their is a useful w/c located on the ground floor. EER - B

3 2 2 B

Council Tax Band: E





Offered to the market in true walk-in condition is this well-proportioned, 3 bedroom end terrace property. This property is within the Miller Homes phase of the development, close to all local amenities. Occupying a corner plot location within the delightful residential area, surrounded by beautiful countryside, with Robroyston train station nearby, which is ideal for those who commute. In addition, Robroyston has excellent road links to Glasgow, Stirling and Edinburgh via the M80 and M8 motorways.

This immaculate property comprises, welcoming reception hallway, spacious family lounge, and contemporary fitted kitchen/dining room. The kitchen houses a number of quality integrated appliances, a range of floor and wall mounted units and dining area. The private garden space can be accessed through french doors at the side of the kitchen. On the ground floor you will also find a very spacious and convenient w/c .
The upper landing gives access to all the remaining accommodation. The spacious master bedroom has built in storage, is located to the front of the property with a contemporary en-suite shower room. There are two further bedrooms, both with integral storage, and the bright, family bathroom completes this lovely home.

The garden plot is fully enclosed, providing an ideal space for both children and family pets with a south facing, patio area offering a relaxing spot to enjoy those long summer evenings. The property also benefits from dedicated parking.

Room Dimensions
Entrance Hallway - 3.98m x 2.09m
Lounge - 5.42 x 3.06m
Kitchen - 3.09m x 2.43m
Dining Area - 2.42m x 2.32m
W/c - 2.09m x 1.33m
Master Bedroom - 3.26m x 3.06m
En-suite - 2.11m x 1.73m
Bedroom 2 - 3.14m x 2.41m
Bedroom 3 - 2.40m x 2.17m
Bathroom - 2.05m x 1.95m
Upper Hallway

Home Report Available on Request
Viewings By Appointment
EER - B
Council Tax Band - E

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.

Property to sell? One of our award winning team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.









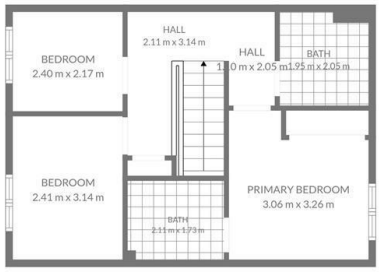




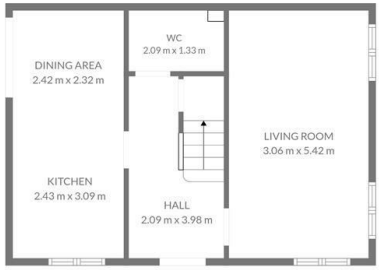








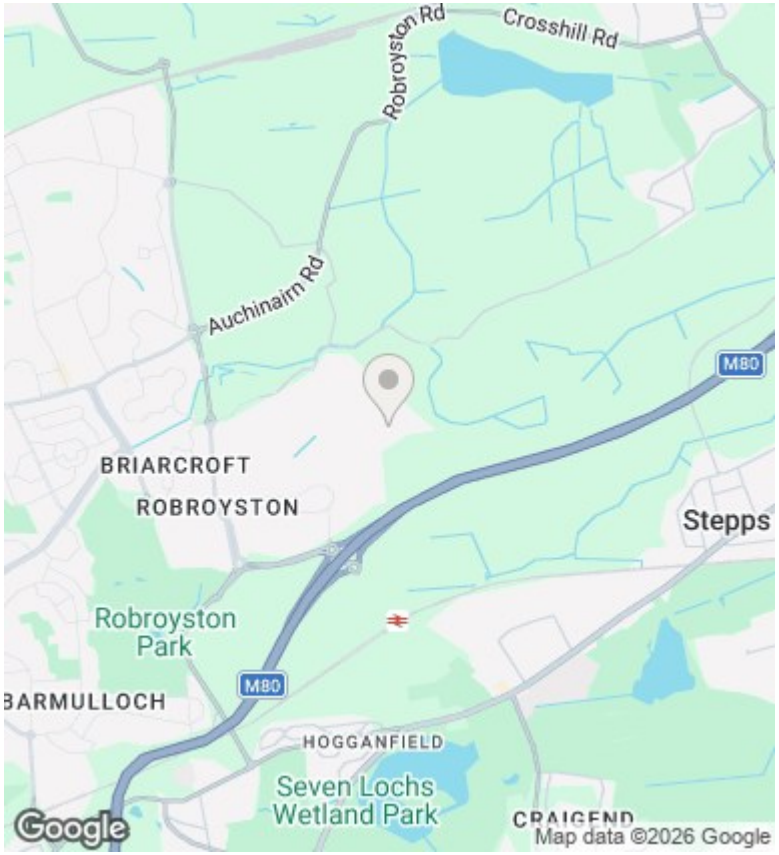
1st floor



Ground floor

TOTAL: 84 m2
Ground floor: 42 m2, 1st floor: 42 m2
EXCLUDED AREAS: WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



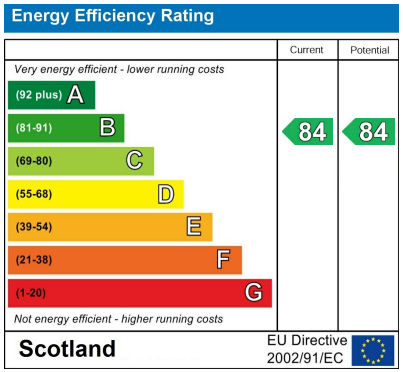
Directions

Viewings

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

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