



## 90 Saughs Drive, Glasgow, G33 1HG

Offers Over £140,000

- Spacious two-bedroom end terrace villa set within the sought-after Robroyston area
- Bright and airy semi-open plan ground floor layout ideal for modern living
- Well-proportioned dining kitchen with ample space for family dining
- Two generously sized double bedrooms, both benefiting from built-in storage
- Excellent opportunity for first-time buyers, downsizers or young families alike
- Occupies a substantial corner/end plot offering generous outdoor space
- Comfortable lounge area seamlessly connecting to the dining kitchen
- French doors leading directly to the enclosed rear garden area
- Contemporary three-piece bathroom finished with stylish tiling and wet wall panelling
- Energy efficiency rating - C

# 90 Saughs Drive, Glasgow G33 1HG

Offering excellent value for money within a convenient and well-connected residential location, this end terrace home enjoys easy access to a wide range of local amenities, schooling and transport links. Robroyston is particularly popular with commuters thanks to its nearby rail station and excellent road connections, while also benefiting from a variety of shopping and leisure facilities close at hand.



Council Tax Band:



Situated within a popular residential pocket of Robroyston, this large two-bedroom end terrace home occupies a generous end plot and offers spacious, modern accommodation ideally suited to first-time buyers, young families and downsizers alike.

The ground floor boasts a bright and welcoming semi-open plan layout comprising a spacious lounge flowing seamlessly into a large dining kitchen, creating an ideal space for both everyday living and entertaining. The kitchen offers ample space for dining and features French doors providing direct access to the rear garden area, allowing plenty of natural light throughout the space.

Upstairs, the property continues to impress with two generous double bedrooms, both benefiting from built-in storage. Completing the upper level is a stylish three-piece family bathroom finished with a combination of tiling and contemporary wet wall panelling.

Externally, the property enjoys substantial garden grounds thanks to its desirable end plot position, offering excellent outdoor space with potential for further landscaping or extension subject to the relevant permissions.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

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 M80 ensures seamless connectivity to central Scotland's motorway network. Wallacewell Primary School is nearby and the new Robroyston station is also easily accessible.

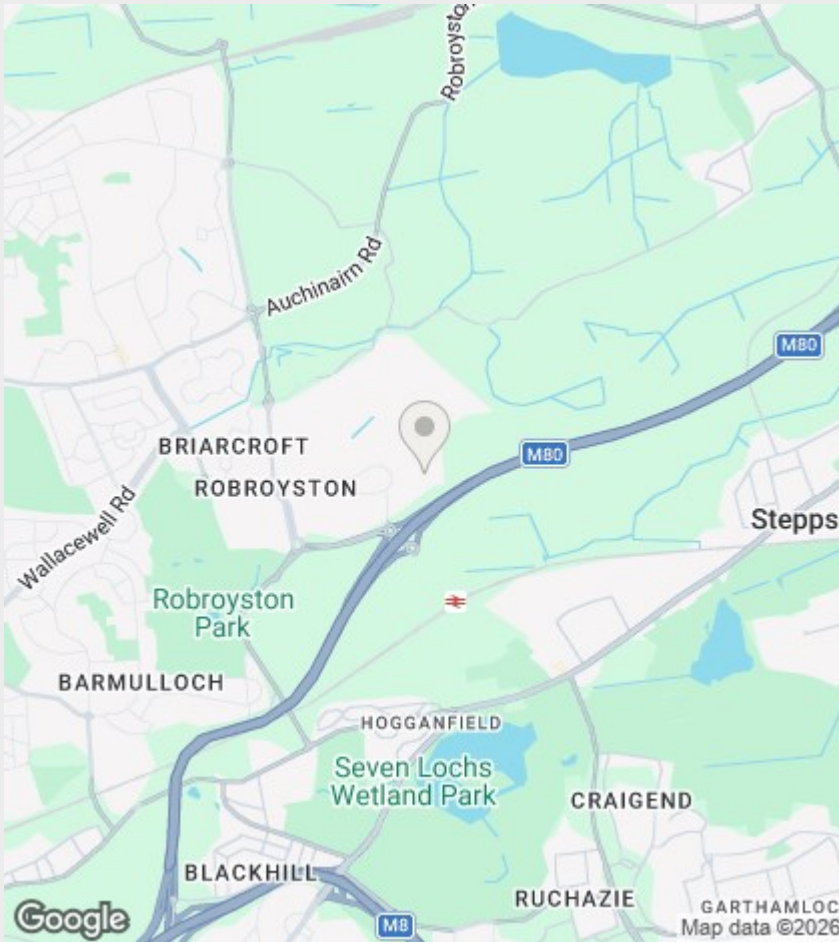
Home Report Available on Request

Council Tax - Glasgow City Band C

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

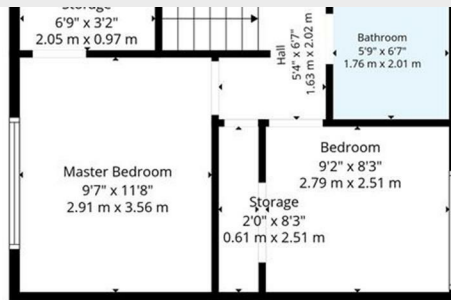
## Viewings

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

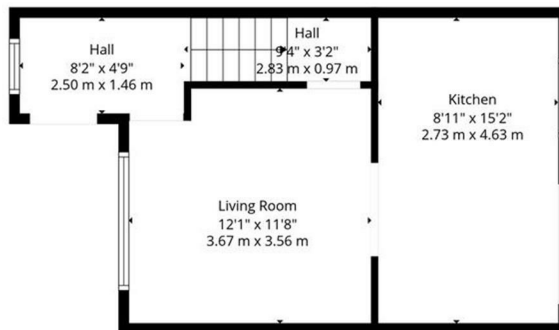
## EPC Rating:

C

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



2nd Floor



1st Floor

**TOTAL: 638 sq. ft, 60 m2**

1st floor: 351 sq. ft, 33 m2, 2nd floor: 287 sq. ft, 27 m2

EXCLUDED ARE: STORAGE: 38 sq. ft, 3.5 m2, WALLS: 91 sq. ft, 8.4 m2

