



58 Briarcroft Road, Robroyston, Glasgow, G33 1RB

Offers Over £235,000

- Semi- Detached
- Immaculately presented throughout
- Dining Room
- Family Bathroom
- Drive way parking for several vehicles
- 3 Bedrooms
- Front Facing Lounge
- Modern fitted kitchen
- Private enclosed garden with patio areas
- EER- E

58 Briarcroft Road, Glasgow G33 1RB

A beautifully presented three bedroom semi-detached family home, ideally positioned within a popular and tranquil residential setting in Robroyston. Presented to the market in true walk-in condition throughout, this impressive property offers spacious and versatile accommodation and is ideally suited to modern family living. Early viewing is highly recommended to fully appreciate the quality, space and location on offer.



Council Tax Band: E



On entering the property, you are welcomed into the bright and spacious bay-fronted lounge. This well-proportioned reception room is flooded with natural light and provides a comfortable and inviting space for relaxing and entertaining. The lounge flows seamlessly through to the generous dining area, creating an excellent open-plan feel. French doors provide direct access to the rear garden, allowing natural light to flood the space and offering a wonderful connection between the home and garden.

Off the dining area sits the modern fitted kitchen, which is equipped with a range of floor and wall-mounted units, complemented by an abundance of worktop space. The kitchen also benefits from direct door access to a private patio area, providing a peaceful and secluded retreat for outdoor relaxation.

The upper level offers two generously proportioned double bedrooms, providing excellent space for family members and guests. One of the bedrooms is currently utilised as a large dressing room, demonstrating the versatility of the accommodation. The third bedroom is currently being used as a music room but could readily be adapted to suit individual requirements, whether as a home office, playroom, nursery or additional bedroom. A modern family bathroom suite completes the upper accommodation.

The property further benefits from useful loft storage and a paved driveway providing ample off-street parking for several vehicles.

The generously proportioned private rear garden is a particular highlight, featuring a spacious patio area ideal for entertaining guests and enjoying alfresco dining. A brick-built barbecue provides the perfect setting for summer gatherings, while a stone-built shed offers valuable additional storage.

This wonderful family home combines spacious accommodation, versatile living space and excellent outdoor areas, all within a peaceful and popular residential location in Robroyston. Early viewing is strongly recommended to fully appreciate this beautiful home.

EER- C

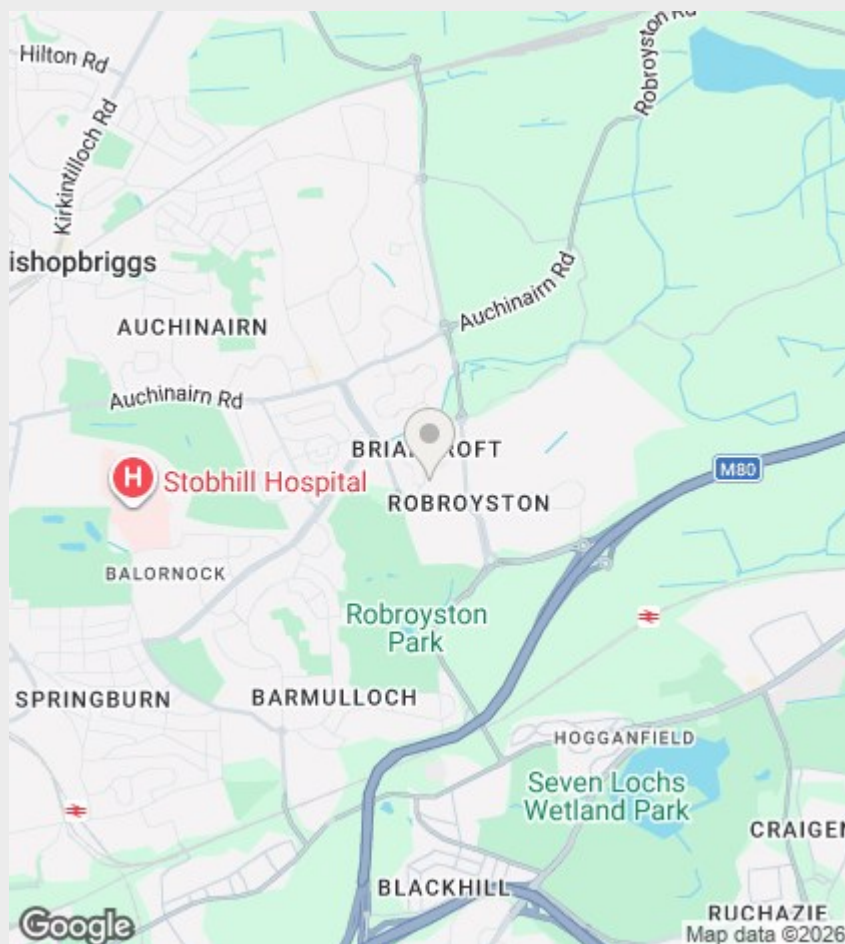
Robroyston is a popular residential area offering excellent local amenities and schooling, with superb transport links nearby providing easy access to Glasgow City Centre and beyond. Robroyston Retail Park offers a range of shops, gym, and an Asda Super Store whilst the nearby the M80 ensures seamless connectivity to central Scotland's motorway network. Wallacewell Primary School is nearby and the new Robroyston station is also easily accessible.

Viewings Strictly By Appointment

Home Report Available on Request







Directions

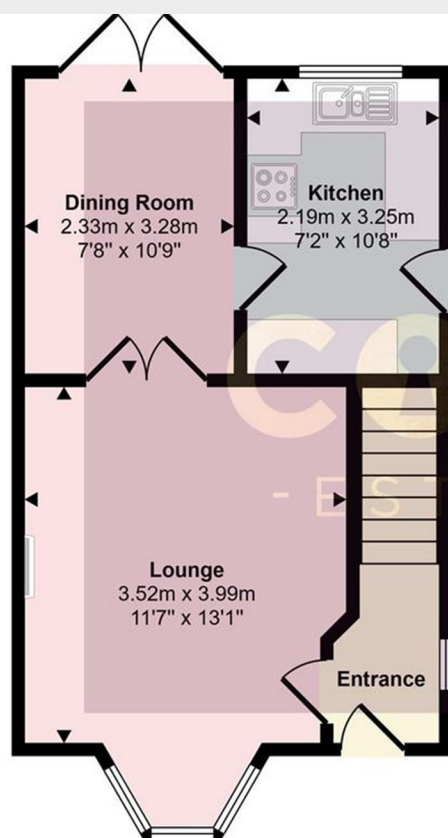
Viewings

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

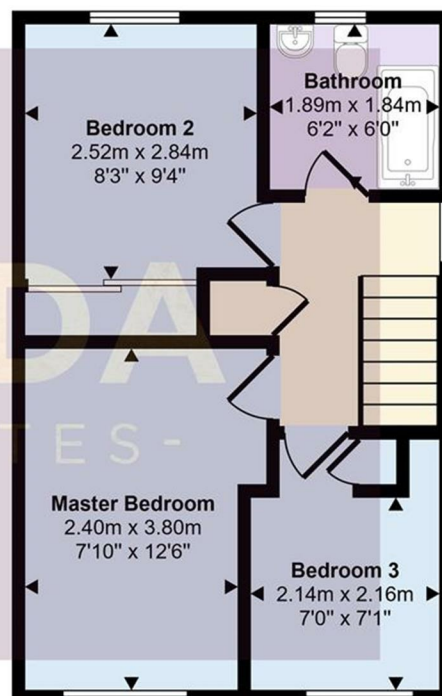
EPC Rating:

C

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



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 34 sq m / 370 sq ft