

# 11 Streamfield Gate

GLASGOW, G33 1SJ



*Excellent four-bed, two-bath plus WC, modern detached home, beautifully set in a quiet and popular location of Brookfield/Robroyston*



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Nestled in a peaceful and popular family-friendly estate, this stylish four-bedroom detached home offers the perfect blend of modern living and comfort. Beautifully presented throughout and upgraded to a fantastic standard, it's ready for you to move in and enjoy.

# THE LOUNGE



The ground floor features a spacious lounge with a bay window and a stylish log burner fire, perfect for relaxing on cosy evenings. Attractive engineered flooring points to the quality this home exudes.



# THE KITCHEN



The stylish kitchen-diner is ideal for entertaining, presented with a timeless and classic range of light-oak shaker-style units, gas hob and built-in oven, freestanding dishwasher and fridge-freezer. The layout also affords space for a dining table. There's a convenient utility room to take care of the laundry, additional storage and a separate WC off the hallway. The dining room leads to the large conservatory, which offers a great spot to enjoy the sunshine and warmth all year round.





# THE UTILITY & WC





# THE DINING ROOM





# THE SUN ROOM







Upstairs, the four generously sized bedrooms are complemented by a beautifully designed bathroom with a luxurious en-suite to the master bedroom.

# THE BATHROOM





# THE MASTER BEDROOM





# BEDROOM 2





# BEDROOMS 3 & 4





Step outside to enjoy the spacious rear garden, a great spot for relaxing or entertaining on sunnier days. The property also features a mono-blocked driveway, providing parking space for at least two vehicles and an integral garage.

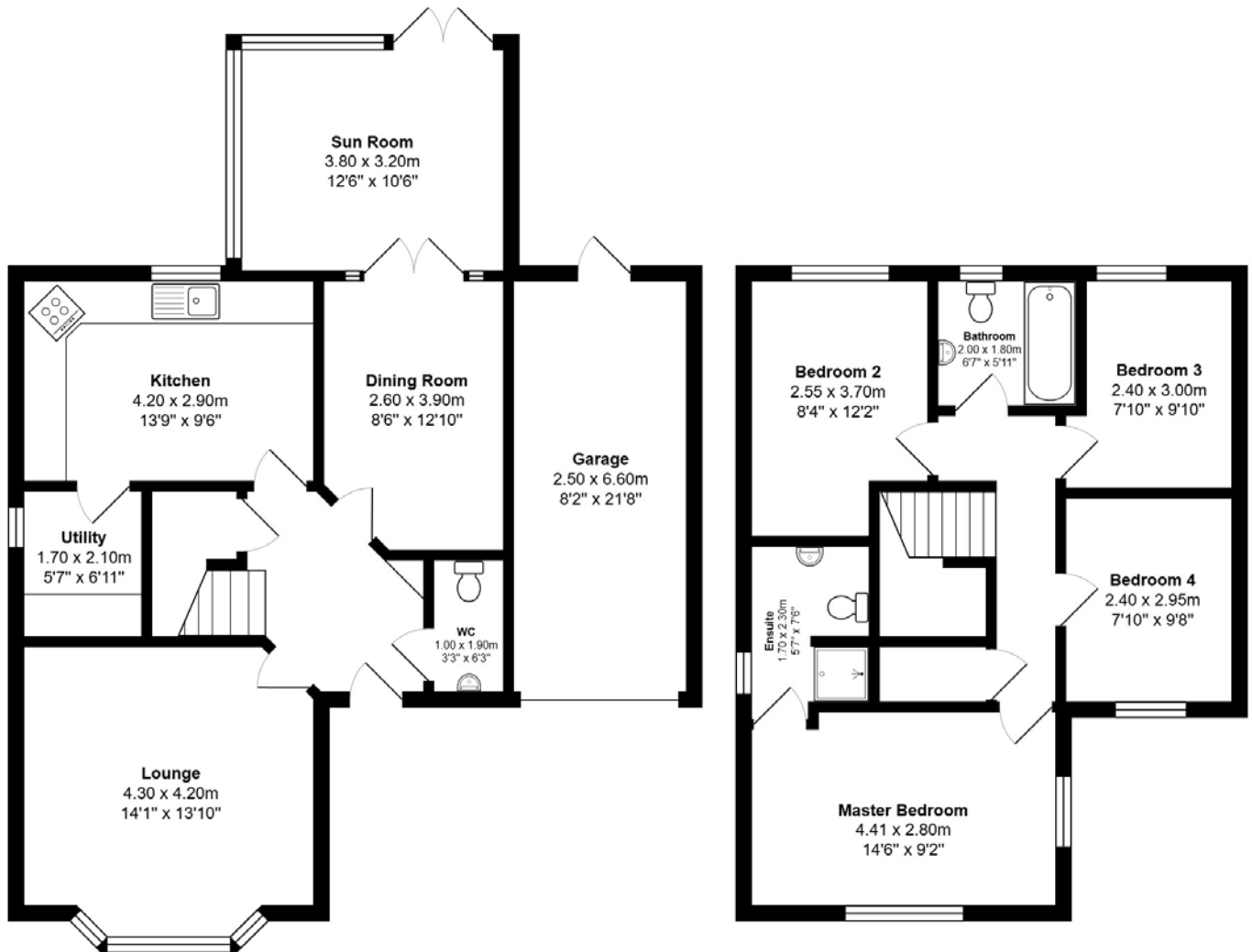
This stunning home offers everything a growing family could ever wish for. Contact us today to arrange your viewing!

# EXTERNALS



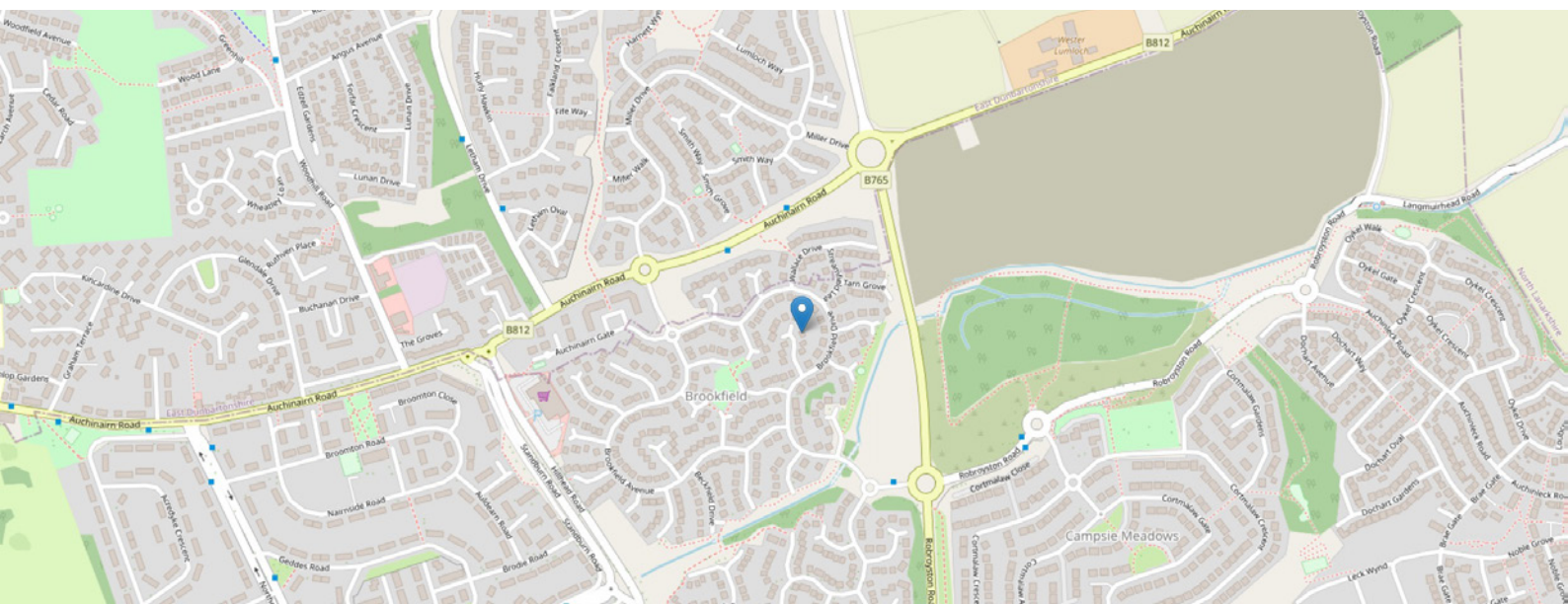


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup> | EPC Rating: C





# THE LOCATION

11 Streamfield Gate is conveniently located in the area of Brookfield, a suburb of the popular locale of Robroyston. It offers a range of amenities nearby, including a primary school, along with shopping and recreational facilities.







Conveniently situated just minutes from the main motorway network, making access easy by road to all major towns in central Scotland. Robroyston train station is within easy reach, as are the regular bus services to the heart of the city in only fifteen/twenty minutes or so.



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