



36 Grayston Manor, Chryston, Glasgow, G69 9JW

Offers Over £395,000

- Detached CALA Property
- 4 Bedroom - Master Ensuite
- Private, Well Stocked, Mature Gardens
- EER - C
- Prestigious Development - Grayston Manor
- Reception Lounge, Dining Room & Conservatory
- Garage, Driveway, GCH & DG
- Spectacular Open Views To Rear
- Utility Room & Downstairs w/c
- Close To All Local Amenities

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Located within this prestigious development, CODA Estates present this CALA built detached villa. The property provides generous accommodation comprising lounge, dining kitchen, separate dining room, conservatory, utility, 4 bedrooms (master ensuite) bathroom, garage, driveway and beautiful open aspects to the rear. The home affords the flexibility/potential for any successful buyer to create the perfect family home. EER - C



Council Tax Band: F



This substantial detached, CALA property has been maintained and well presented over the years. The home occupies a favorable level plot with spectacular open views to the countryside to the rear.

Accommodation is over two levels comprising, vestibule porch, welcoming entrance hallway, spacious lounge overlooking the front gardens with focal fireplace. The separate dining area is accessed via double doors and provides access to both the kitchen and the conservatory beyond. The kitchen is well appointed with a number of base and wall mounted units as well as boasting an island and a number of integrated appliances. The conservatory provides a tranquil space for relaxing and enjoying the delightful garden plot. The ground floor is complete by the useful utility room which allows access externally and also to the integral garage. The stylish w/c is located off the hallway.

On the upper level you will find 4 generous bedrooms, the master benefiting from the en-suite shower room and the main house bathroom. All bedrooms boast built in storage and the loft space can be accessed from the landing area.

The property has ample storage throughout and benefits from a gas central heating, double glazing, monoblocked driveway and garage. The property has been lovingly cared for by the family and early viewing is essential.

Externally the fully enclosed, rear garden provides an ideal outdoor space for children and family pets, encompassing well established bordering flower beds and an attractive patio area. The garden is not overlooked at the rear. The extensive mono-blocked driveway has ample parking to the front of the property which leads to the linked garage. The front garden is well tended and predominately laid to lawn

Room Dimensions

Entrance Hallway

Lounge - 5.09m x 3.33m

Dining Room - 3.03m x 2.69m

Kitchen - 3.56m x 3.57m

Utility Room - 1.71m x 1.55m

Conservatory - 3.41m x 3.26m

w/c

Garage - 5.75m x 2.74m

Master Bedroom - 3.53m x 2.81m

Ensuite - 1.84m x 1.68m

Bedroom 2 - 3.86m x 2.74m

Bedroom 3 - 2.73m x 2.31m

Bedroom 4 - 2.37m x 1.89m

Bathroom - 2.31m x 1.89m

Location

The property, which enjoys fabulous open views to the rear, is ideally placed to benefit from the many amenities found within close proximity. These include a variety of nearby shops catering for all day to day requirements with more extensive shopping available towards either Lenzie, Kirkintilloch or Cumbernauld, as well as schooling at both primary and secondary levels. Public transport facilities including regular bus services and for the commuter there are excellent road links providing easy access to Glasgow City Centre and also to the M8 Motorway network.

Home Report Available on Request

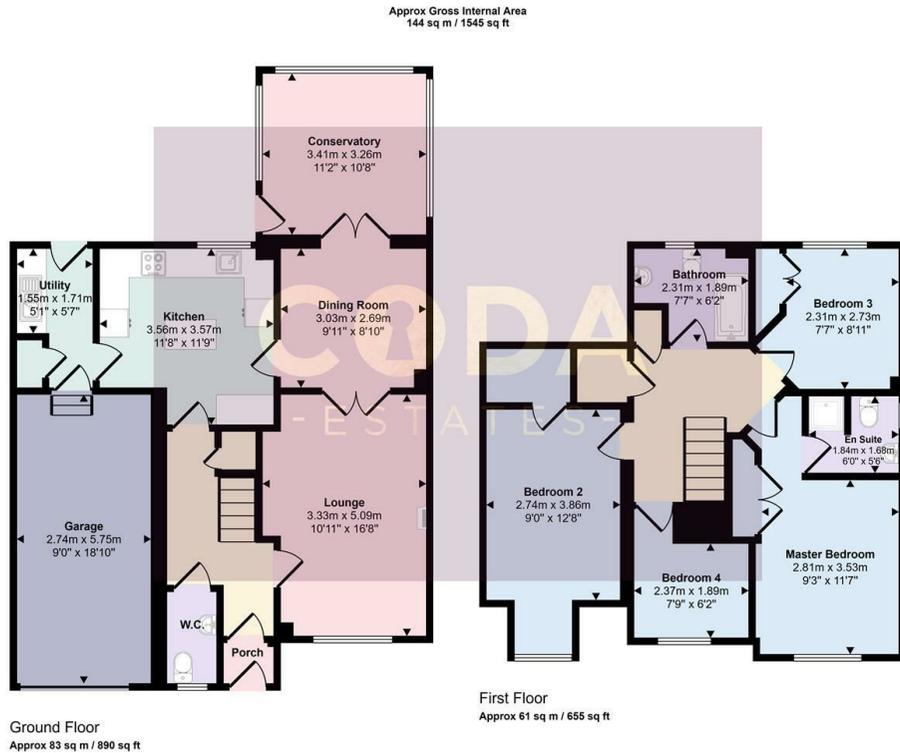
EER - C

Viewings Strictly By Appointment

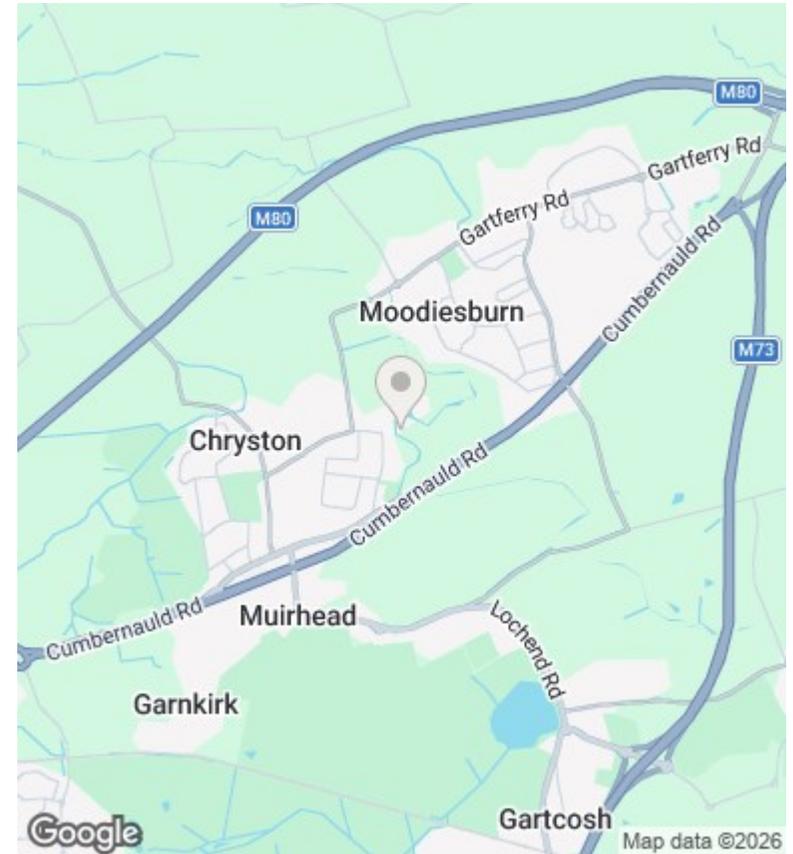
If you are interested in viewing this property please contact the office directly on 01417751050. If you are planning to sell a property one of our expert valuers shall happily visit your home and provide you with a free valuation and we can discuss our selection of professional selling packages.







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.



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	