




Solicitors & Estate Agents
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136 BRIARCROFT ROAD

ROBROYSTON, GLASGOW, G33 1RH



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The popular area of Robroyston is a great place to live and commute from. There are frequent transport links, and it is a mere 20 minutes in to the heart of Glasgow city centre. For those traveling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities including the large Asda store which is within easy reach making it a very popular place to call home.

freezer and with an integrated dishwasher. It is the perfect place for a chef to serve up a marvelous meal (freestanding appliances may be available by separate negotiation). There is also a large corner cupboard off the kitchen and a breakfast bar which is perfect for busy work and school day mornings, the dining room extension is a great place for more formal dining occasions with friends and family. The French doors lead out to the beautiful back garden.

The tiled bathroom has a cream suite and a thermostatic shower over the bath, supplied by the gas condensing boiler, ensuring there is always lots of instant hot water for long refreshing showers.

Part Exchange available. We are delighted to offer to the market this excellent two bedroom semi detached home, nicely upgraded and set in a great location with the added benefit of secure garden space and off street parking.

There are two good sized bedrooms in this home, both have handy built in mirrored wardrobes. There is also a floored and lined loft with Velux windows and lots of storage space in the eaves.

Set in a perfect corner plot position, in a quiet cul-de-sac and with a great neighborly spirit all around it - it is ideal for a growing family. This area is always very popular, due in part to some of the old fashioned values preferred by families - the streets are quiet enough for the kids to play out together in safety and everybody actually knows each other.

The home is kept warm and comfortable via the double glazing, gas central heating and the recently renewed boiler with the latest 'Hive' control system.

There is also a child friendly back garden and there is a useful off street parking to the front or two or three vehicles.

Accommodation comprises: a bright and airy lounge with lots of natural light flooding the room.

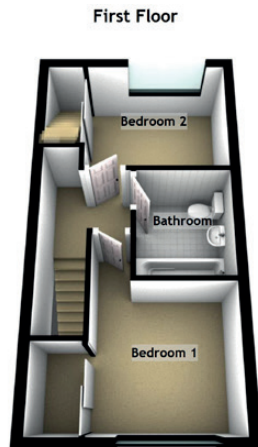
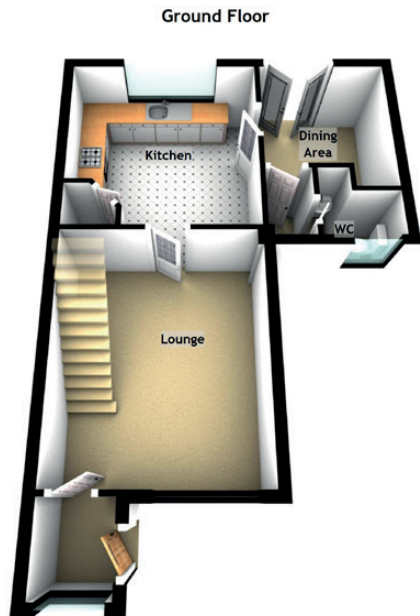
The kitchen is lovely, finished in clean white gloss units with quality black granite worktops and stylish 'Metro' tiles. There is an electric oven and gas hob, with ample space for a freestanding washing machine, fridge

A lot of money has just been spent by the current owners in this lovely property, leaving the new owners nothing to do except move in and start enjoying it.

Early viewing is advised for 'canny' buy-to-let investors or even first-time-buyers looking for a great family home that's just right.



*"...with quality black granite worktops and stylish 'Metro' tiles...
..it is the perfect place for a chef to serve up a marvelous meal..."*



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Dining Area	2.45m (8') x 2.00m (6'7")
Bedroom 1	2.60m (8'6") x 2.60m (8'6")
Bedroom 2	2.80m (9'2") x 2.30m (7'7")
Attic Space	3.80m (12'6") x 3.80m (12'6")
Bathroom	2.10m (6'11") x 1.80m (5'11")
WC	2.00m (6'7") x 1.49m (4'11")

Gross internal floor area (m²)

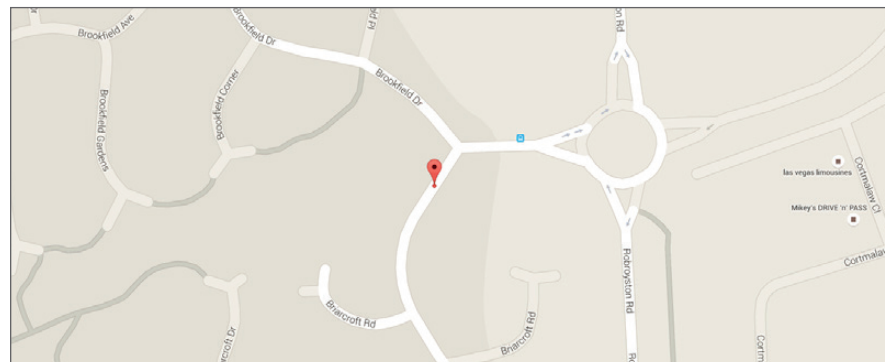
65m²

EPC Rating

C

Extras (Included in the sale)

Sold as is



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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