



Contemporary four bedroom detached villa

Presented in true walk-in condition on a private cul-de-sac

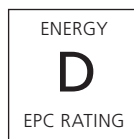
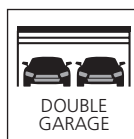


5 Cortmalaw Avenue

Robroyston, Glasgow, G33 1TE



Scan Here!





City Chambers | Hogganfield Loch

The property is situated in the sought after Wallacefield development in Robroyston, North East of Glasgow city centre. A quiet and peaceful semi-rural location with excellent transport links, this is a superb place for a professional family. The M80 is very close at hand gives easy access to Stirling and Edinburgh while the city centre is only 10-15 minutes (5 miles) away by car. There are regular bus and rail links while the nearby 'Wallacewell' retail park provides for day to day shopping needs. There are a choice of schools within easy reach and for those who like the outdoors, you are on the doorstep of the Campsie Fells and there are a variety of schooling options nearby.

Robroyston,
Glasgow | G33 1TE



Part Exchange available. McEwan Fraser is delighted to present this absolutely stunning four bed, three bath detached villa to the market. The property is situated on one of the most desirable plots within the 'Wallacefield' development. One of four houses that sits on a private cul-de-sac at the entrance to Cortmalaw Avenue, the house is located behind a well maintained walled garden meaning you are set back from any passing traffic giving you piece of mind when your children are playing outside. The house has been substantially upgraded by the current owner and is presented to the market in magnificent condition. It also boasts a double garage and off street parking for two cars.

You enter the house through a wide welcoming hallway with the stairs on your left, kitchen and WC in front and reception on the right. Your eye will be immediately drawn to the stunning flooring which runs from the hall through to the bright and spacious reception room. The dual aspect reception is exceptionally versatile with plenty of space to the front for a variety of furniture layouts to the front and dining area to the rear which can be partitioned off with the use of the sliding doors. The large family kitchen has the potential to become the real heart of the home. This stylish and contemporary kitchen is made up of a range of base and wall mounted units which offer a vast amount of prep and storage space for the aspiring chef. Dishwasher, fridge freezer and microwave are integrated alongside gas hob and extractor

hood. Ground floor accommodation is completed by a utility room at the end of the kitchen which has space for a free standing washing machine and dishwasher, an additional sink, additional storage and the internal access to the vast double garage.

Leaving behind the exceptional ground floor accommodation, we ascend the stairs to the equally impressive first floor where the current owner's attention to detail really comes into focus. As you climb the stairs, the master suite is immediately to your left. This expansive double bedroom boasts a double built-in wardrobe and provides flexibility for various items of free standing furniture. The contemporary en-suite is spacious and well finished with WC, sink, shower cubicle and plenty of storage space. First floor accommodation is completed by another suite which rivals the master in scope coming complete with built-in wardrobe and en-suite, two additional double bedrooms with built-in wardrobes and a contemporary family bathroom complete with a white three piece suite.

The property sits on a generous plot. The south facing rear garden is laid to lawn and is large enough to accommodate a further extension to the main house subject to planning permission. To the front there is a further section of garden laid to lawn. The front gardens throughout Wallacefield are maintained by a factor reducing your burden and maintaining the look and feel of this superb residential development.

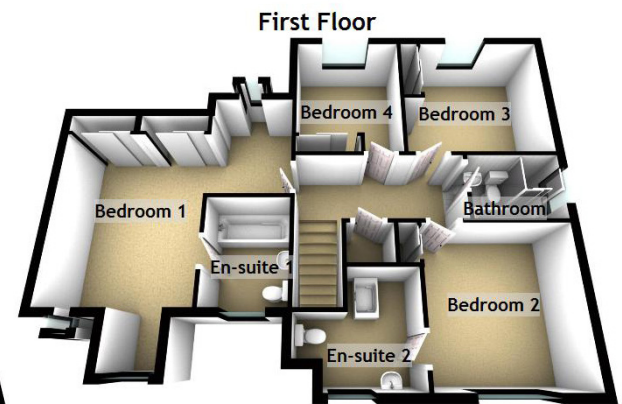
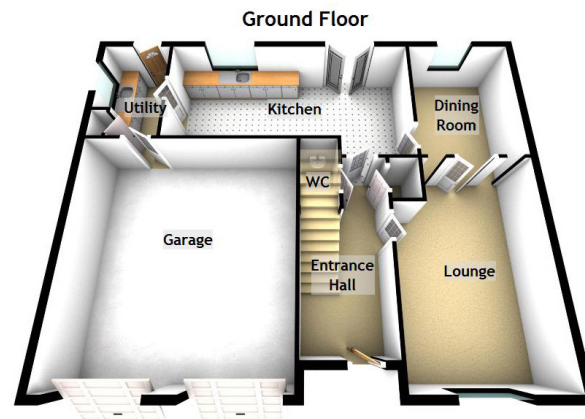


5 Cortmalaw Avenue





Bedrooms | Bathrooms | En-Suites | WC



Specifications

Approximate Dimensions (Taken from the widest point)

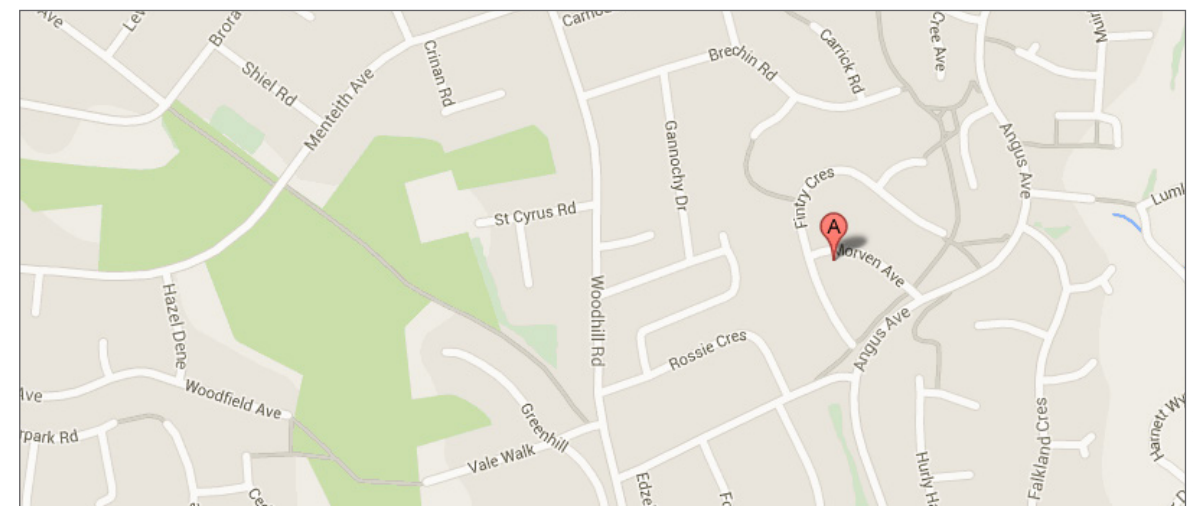
Kitchen	4.90m (16'1") x 2.40m (7'10")
Utility	2.90m (9'6") x 2.50m (8'2")
Lounge	4.42m (14'6") x 3.91m (12'10")
Sun Room	4.60m (15'1") x 2.40m (7'10")
Dining Area	3.60m (11'10") x 3.10m (10'2")
Bedroom 1	4.30m (14'1") x 3.30m (10'10")

Bedroom 2	4.30m (14'1") x 3.60m (11'10")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")
WC	2.60m (8'6") x 0.90m (2'11")
Shower Room	2.90m (9'6") x 1.10m (3'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Extras

(Included in the sale)

Fitted appliances and floor coverings are included within the sale.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLEN
Designer