



  
**McEwan Fraser Legal**  
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**14 Briarcroft Road**

GLASGOW, G33 1RB



# 14 BRIARCROFT ROAD

*glasgow*

Set in the sought after Briarcroft Road in Glasgow's north-easterly quadrant, this property is very well placed for a more rural way of living but at the same time with great transport links for the busy commuter. Positioned on the periphery of Robroyston and just off the M80, it is perfectly placed for Glasgow, Stirling and Edinburgh. Central Glasgow is less than 15 minutes away (6 miles) by car. There are regular bus and rail links and the local Wallacewell Retail Park offers convenient shops and amenities on hand. There is an Asda supermarket nearby, which is around half a mile away and provides for your day-to-day requirements.

For those who like to cycle and ramble, there are the stunning walks and views experienced at the nearby Campsie Fells. Come and enjoy living in this scenic area famed for its natural beauty and historic heritage where Sir William Wallace was handed over to the English in 1305.



We are delighted to offer to the market this spacious three-bedroom, semi-detached villa split over two levels positioned in a popular pocket of Robroyston. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification.

The formal lounge/dining area is flooded with natural light and offers a range of furniture configurations. The kitchen has a modern range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.







The first-floor accommodation offers three well-proportioned bedrooms. All of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required.

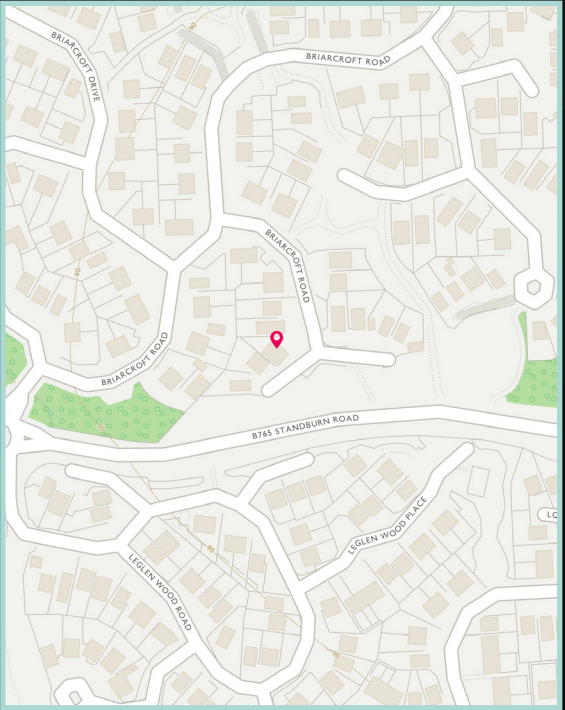
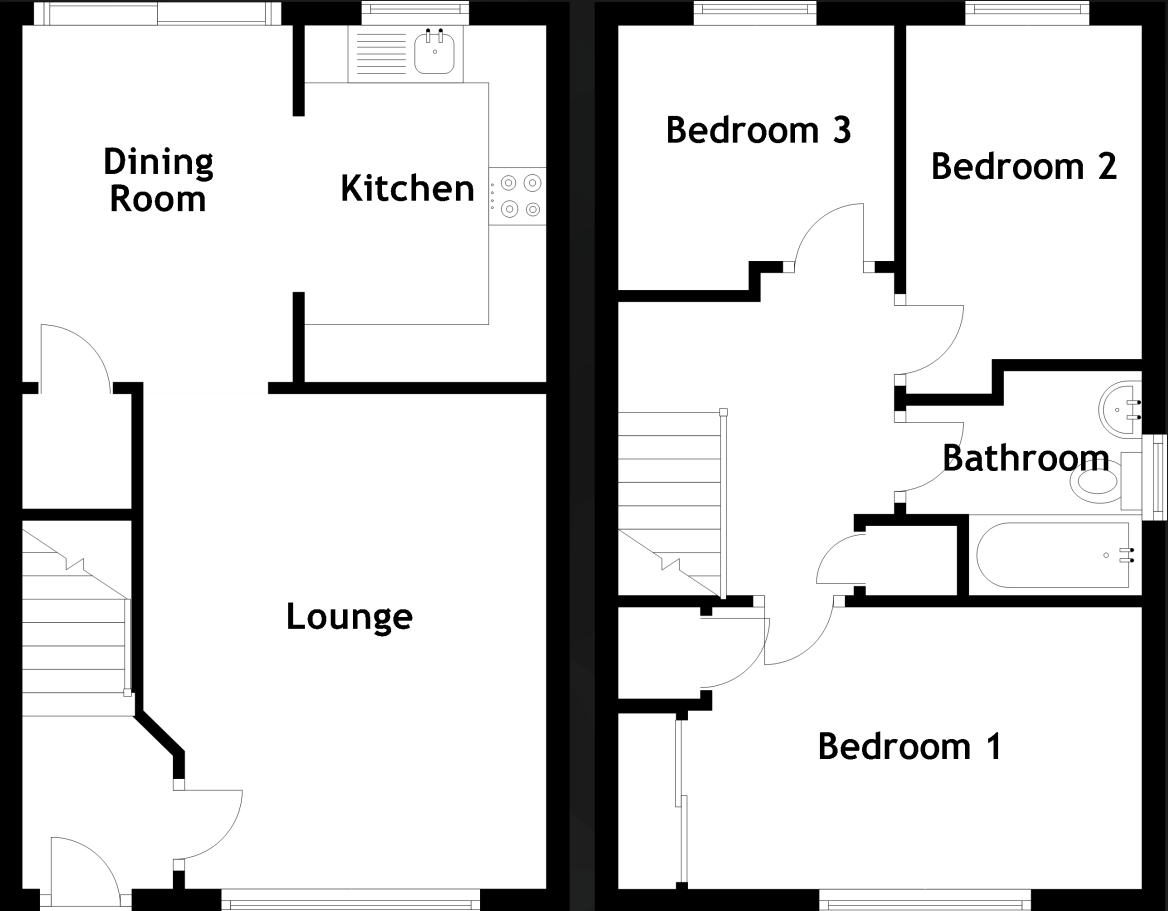
A contemporary family bathroom suite completes the impressive accommodation internally.

Externally the property has private front and rear gardens with a driveway providing off-road parking for a number of vehicles. The rear garden is fully enclosed providing a safe environment for children. It is also a real suntrap, especially in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet.

Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.



# THE DETAILS



Approximate Dimensions (Taken from the widest point)	
Lounge	4.30m (14'1") x 3.50m (11'6")
Dining Room	3.10m (10'2") x 2.35m (7'9")
Kitchen	3.10m (10'2") x 2.10m (6'11")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 2.05m (6'9")
Bedroom 3	2.40m (7'10") x 2.30m (7'7")
Bathroom	1.95m (6'5") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>  
EPC Rating: C





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