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ROBROYSTON, GLASGOW, G33 1TB

CORTMALAW CRESCENT ROBROYSTON

Set in the sought after Wallacefield development in Glasgow's north-easterly quadrant, this beautiful 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 it's natural beauty and historic heritage where Sir William Wallace was handed over to the English in 1305.



Part Exchange available! McEwan Fraser Legal is delighted to present this simply stunning five bedroom detached executive villa to the market. The property was constructed by CALA in 2009 and is the largest style of house in this sought after development. The property is particularly special. Sitting on a wider than average corner plot, it is not hemmed in by surrounding properties as often happens in modern developments. The property has been thoughtfully designed to provide luxurious and spacious family accommodation that is unrivalled in the area.

An entrance vestibule leads through to a wide welcoming hallway which includes a WC/cloakroom. There is ample space for a side board or other free standing storage that will help reduce clutter in the principal rooms. Directly ahead of you is a particularly spacious reception room. Most likely presented as a formal room, there is ample space for a variety of furniture configurations that will allow you to adapt the room to your own tastes. Directly off the reception room, there is a formal dining room. Perfectly suited for an eight seat dining table,

double doors to the reception room can be left open or shut for a more intimate feel. A more intimate family room is located to the right of the front door. The ground floor level also boasts a large kitchen diner, with attached utility room, that has real potential to become the heart of the home. The kitchen is comprised of a full range of contemporary base and wall mounted units that provide generous prep and storage space for the aspiring chef. Gas hob, extractor hood, double oven and dishwasher are integrated while space is provided for a large 'American style' fridge freezer. The utility room boasts space for a pair of free standing appliances and additional storage space. The ground floor is completed by a large double garage which can happily accommodate two family cars or serve as useful additional storage space.

Upstairs, the master suite is exceptionally generous and certainly in proportion to a home of this grandeur. A dual aspect gives a bright room, designed to minimise the need for free standing furniture. There are four integrated double wardrobes. The master suite is

completed by the inclusion of a full-sized en-suite bathroom, boasting bath, wash hand basin, toilet and separate shower alongside a stunning contemporary finish. The second bedroom sits directly behind the master bedroom, facing the rear of the property. An ample double bedroom with integrated wardrobes and contemporary en-suite shower room. Bedroom three also overlooks the rear of the property. Finally, there are two further bedrooms which complete this substantial home giving plenty of space for a growing family.

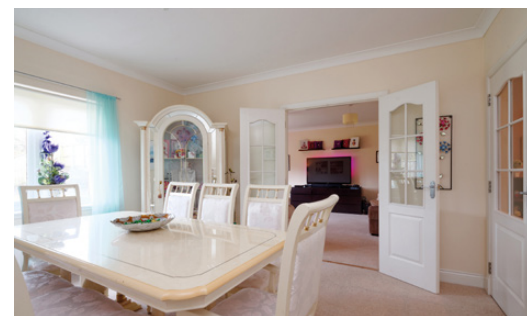
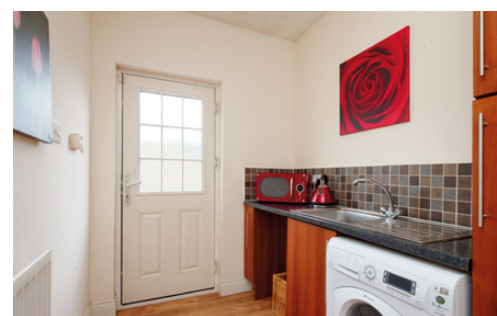
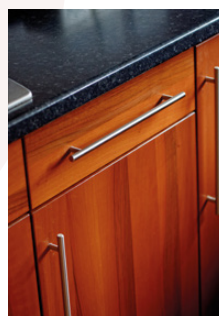
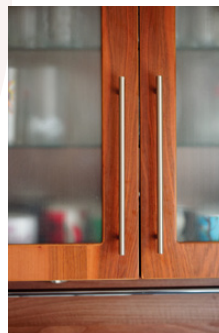
Externally, the property boasts a two car mono-blocked driveway and private front and rear gardens which are laid to lawn. French doors lead from the kitchen to the rear garden which enjoys a southerly aspect. The southerly aspect ensures the garden, and principal public rooms, enjoy sun throughout the day.

For extra warmth and comfort, the property boasts gas central heating and double glazing throughout.

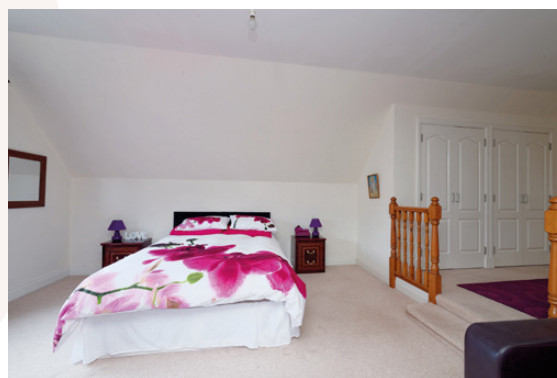
A house of the scale really must be viewed to be fully appreciated.



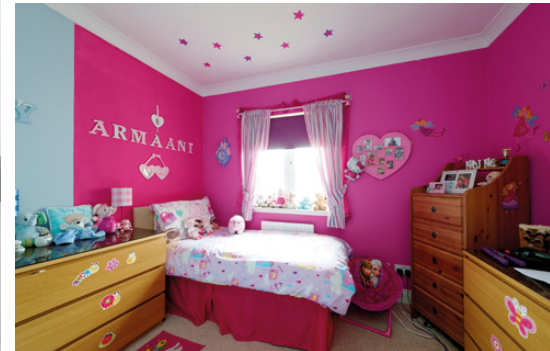
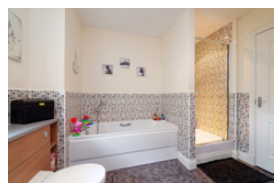
KITCHEN // LOUNGE // DINING ROOM



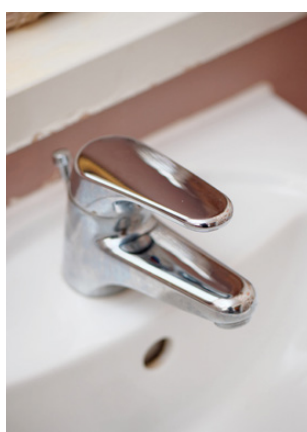
MASTER SUITE WITH DRESSING AREA AND EN-SUITE // LANDING



BEDROOMS 2, 3 AND 4 // EN-SUITES // BATHROOM // FAMILY ROOM

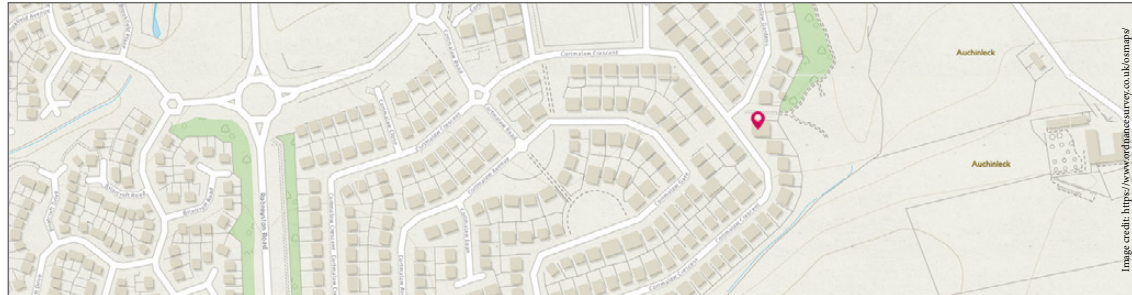
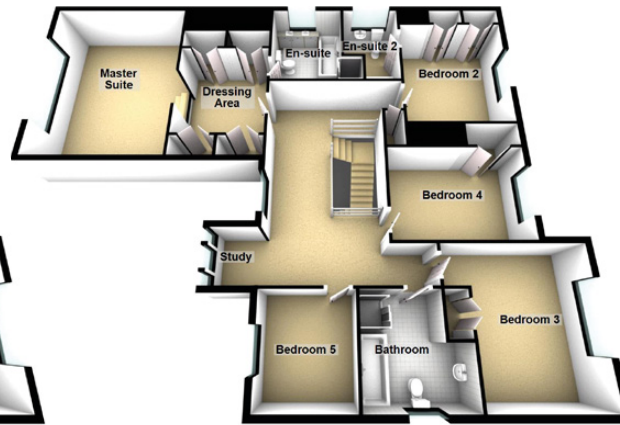
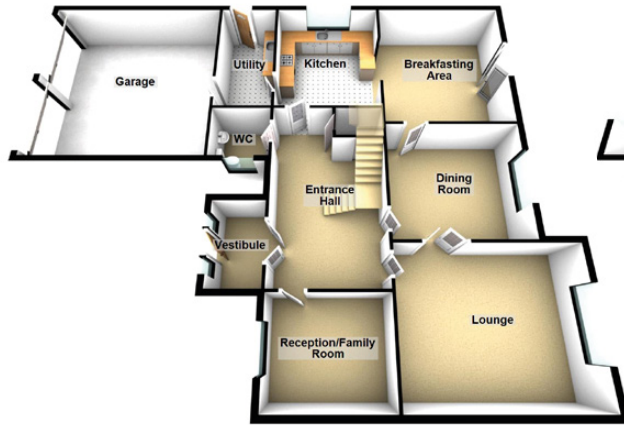


SUBSTANTIAL HOME GIVING PLENTY OF
SPACE FOR A GROWING FAMILY



Ground Floor

First Floor



Approximate Dimensions
(Taken from the widest point)

Vestibule	2.60m (8'6") x 1.60m (5'3")
Entrance Hall	5.80m (19') x 3.50m (11'6")
Lounge	5.40m (17'9") x 4.40m (14'5")
Dining Room	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 3.50m (11'6")
Breakfasting Area	4.60m (15'1") x 4.20m (13'9")
Reception/Family Room	3.50m (11'6") x 3.00m (9'10")
Utility	4.00m (13'1") x 1.90m (6'3")
Master Suite	4.50m (14'9") x 4.50m (14'9")
Dressing Area	4.50m (14'9") x 3.00m (9'10")
En-suite	3.10m (10'2") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
En-suite 2	2.95m (9'8") x 1.90m (6'3")
Bedroom 3	5.40m (17'9") x 4.40m (14'5")
Bathroom	3.10m (10'2") x 3.00m (9'10")
Bedroom 4	4.20m (13'9") x 3.00m (9'10")
Bedroom 5	3.10m (10'2") x 2.70m (8'10")
WC	1.90m (6'3") x 1.70m (5'7")
Garage	5.80m (19') x 5.80m (19')

Gross internal floor area (m²) - 283m²
EPC Rating - C

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Text and description
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Surveyor



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