

19 Waterhaughs Grove

GLASGOW, G33 1RS



Charming three-bedroom semi-detached home in exceptional internal order. Set in a very popular suburb of Glasgow with excellent commuter links



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We are delighted to offer for sale this three-bedroom, semi-detached house. The property has been finished to a beautiful contemporary specification and would be a super acquisition for anyone looking for a fantastic family home. The area offers great commuting links to Glasgow, Edinburgh and Stirling, as well as very easy access to local amenities and school catchments. The property occupies a wider-than-average plot on a quiet residential street making it a safe and welcoming home for a young family. Well designed to maximize the natural available light, room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



You enter the property through a welcoming hallway which has a downstairs WC and provides access to the main reception room and upstairs living accommodation. On your right, the lovely reception room enjoys floods of natural light that complement a neutral finish. Plenty of space for a large sofa and additional free-standing furniture. The dining room is to the rear of the reception through a set of French doors and boasts ample space to accommodate a six-seat dining table.

THE DINING ROOM



THE KITCHEN



The modern fitted kitchen is comprised of a range of contemporary base and wall-mounted units which provide ample storage and prep space for the aspiring chef. The kitchen comes complete with five ring gas hob, a double electric oven and space for free-standing appliances.



Moving up to the first floor, there are two well-proportioned double bedrooms and a third single bedroom. While the master bedroom has a built-in wardrobe, all bedrooms allow the flexibility and space for additional free-standing furniture. Also on the upper landing is a storage cupboard and access to the attic. The family bathroom completes the accommodation. Partially tiled, the shower room comes complete with a stunning walk-in waterfall shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



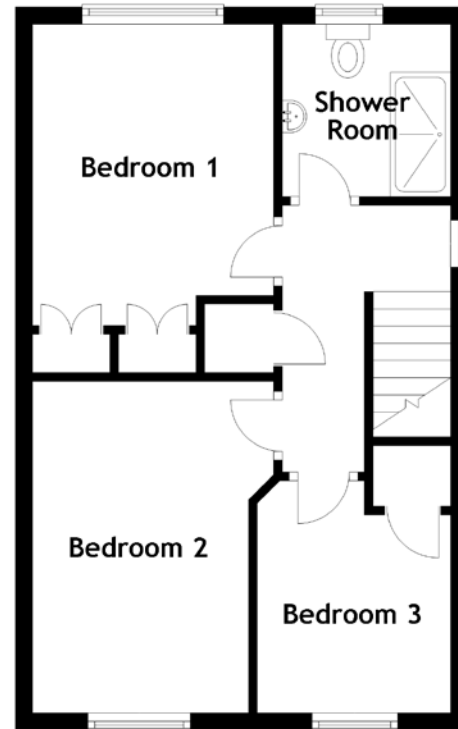
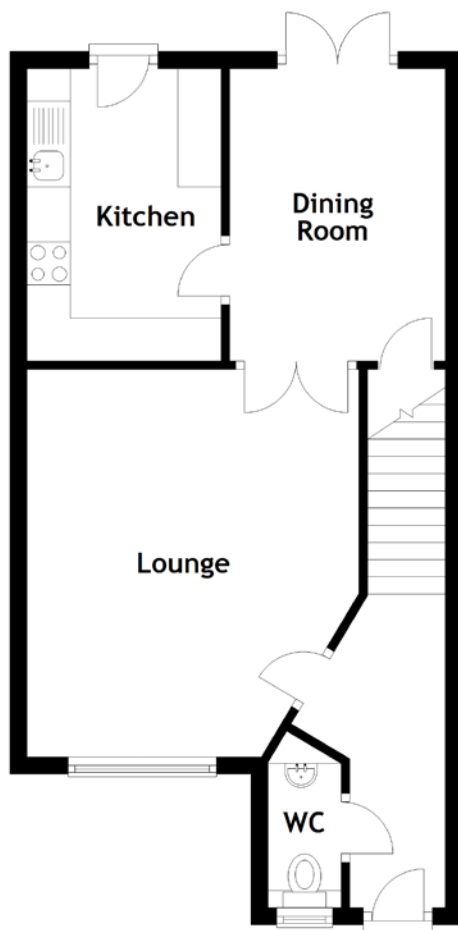
The property also benefits from gas central heating to radiators and modern UPVC double-glazing throughout. The front and rear gardens are laid to lawn and there is off-street parking for two cars.

This is a real must see property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



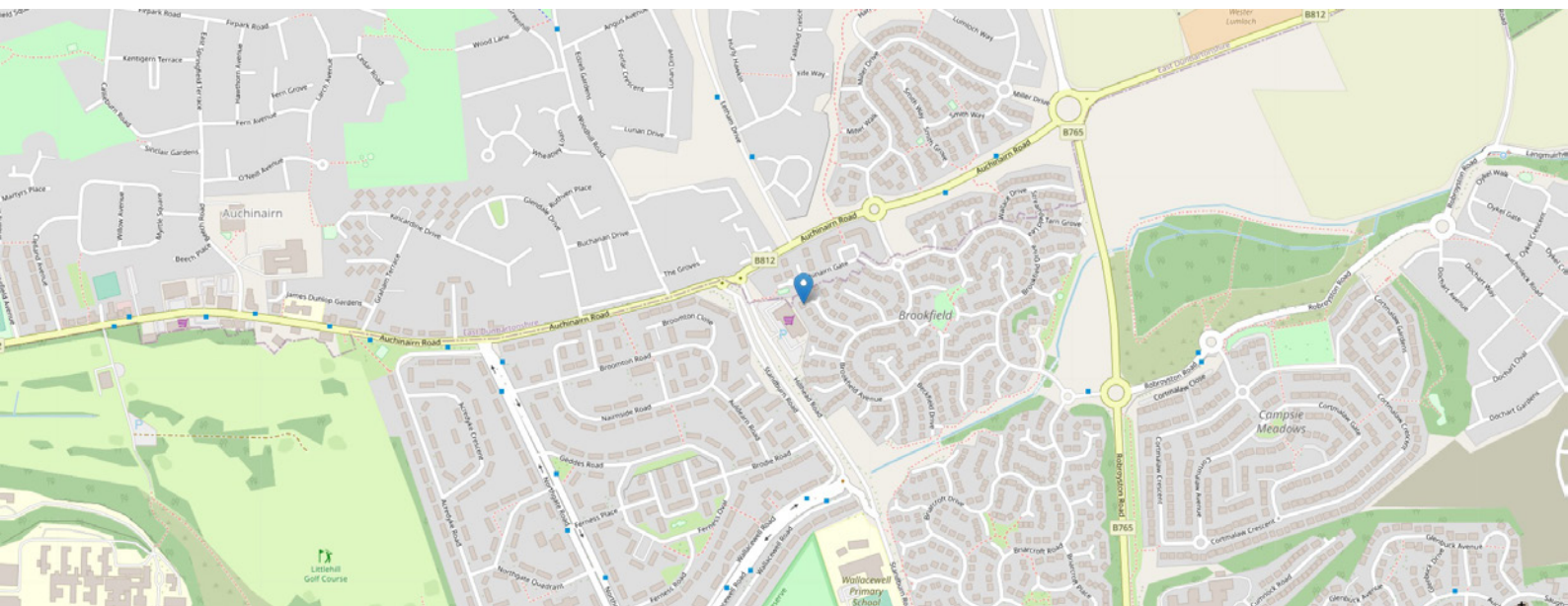
Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.50m (14'9") x 3.85m (12'8") |
| Dining Room | 3.40m (11'2") x 2.50m (8'2") |
| Kitchen | 3.40m (11'2") x 2.25m (7'5") |
| WC | 1.65m (5'5") x 0.85m (2'9") |

Shower Room
Bedroom 1
Bedroom 2
Bedroom 3

| | |
|-------------|---------------------------------|
| Shower Room | 2.00m (6'7") x 1.95m (6'5") |
| Bedroom 1 | 3.50m (11'6") x 2.80m (9'2") |
| Bedroom 2 | 3.85m (12'8") x 2.80m (9'2") |
| Bedroom 3 | 2.57m (8'5") max x 2.25m (7'5") |

Gross internal floor area (m²): 77m²
EPC Rating: C



THE LOCATION

Set to the North East of Glasgow City Centre, this beautiful property is very well placed for a more rural feel of living but at the same time with great transport links for the busy commuter.





Positioned on the periphery of Robroyston just off the M80, it is perfectly placed for Glasgow, Stirling and Edinburgh with central Glasgow being 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. For those who like to cycle and ramble, there are stunning walks and views experienced at the nearby Campsie Fells. Come and enjoy living in this scenic area famed for its natural beauty and rich heritage.



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**Part
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