



**63 EASTWOODMAINS ROAD**  
CLARKSTON

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 2 | PUBLIC ROOMS

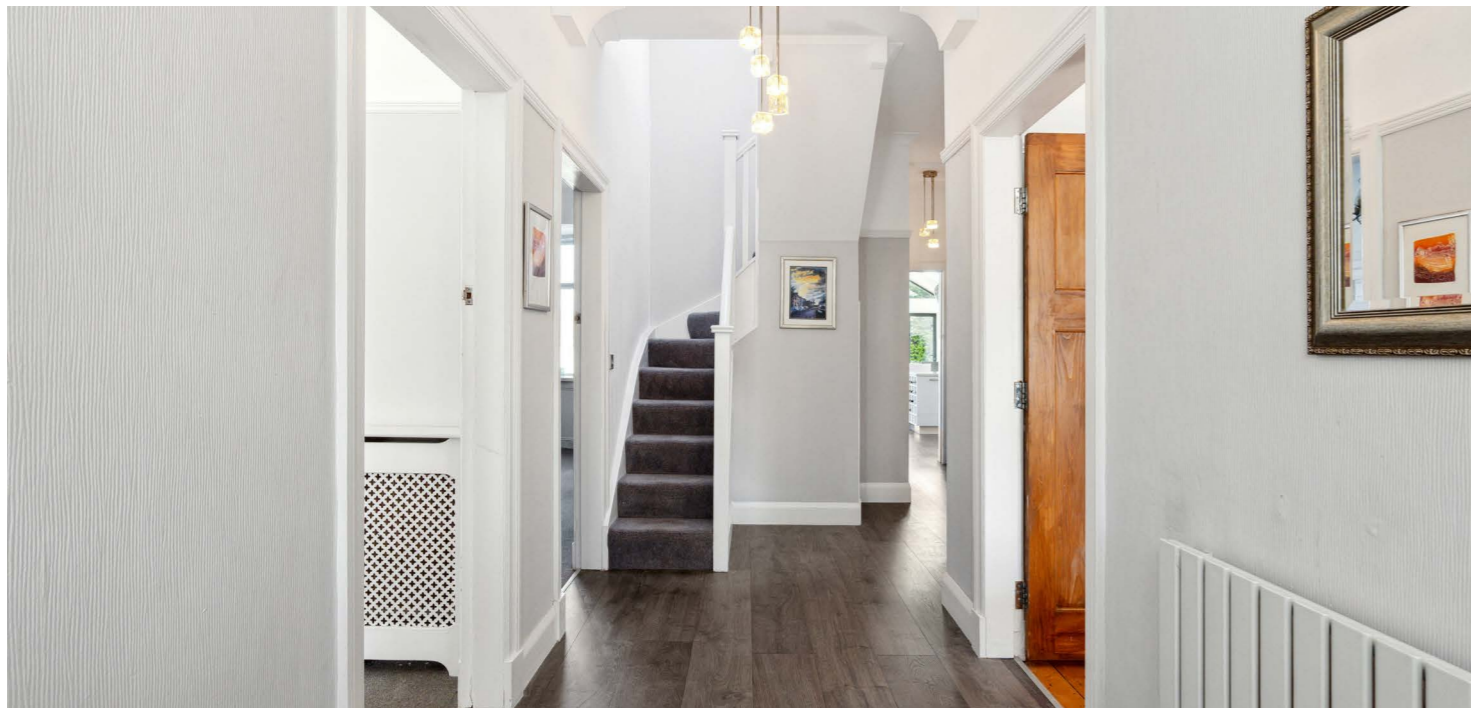
**A fantastic spacious family home enjoying a sought-after location**

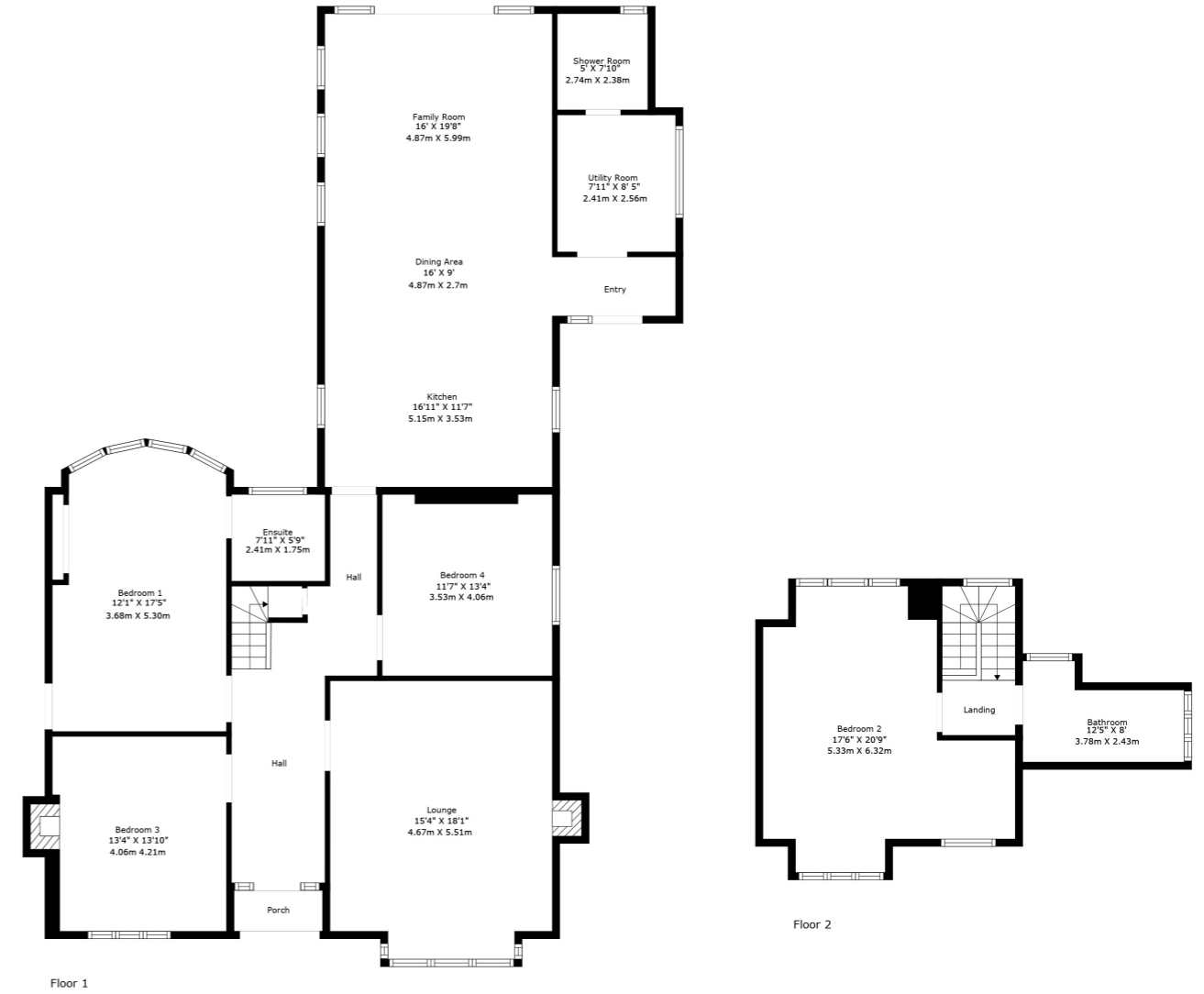
This traditional semi-detached bungalow features a stunning modern 40 foot extended kitchen/living/dining space and has been significantly redesigned and improved by the present owners to deliver a highly impressive family home.

Enjoying an exceptional location, the property is within easy walking distance of the shops, bars, cafes and restaurants in Giffnock and Clarkston as well as local parks and leisure facilities. Being situated 400 yards from Williamwood Railway Station makes for an easy journey to Glasgow city centre and it's a short drive to access the local motorway network.

Ground floor accommodation extends to entrance vestibule, traditional style hallway with understairs storage, generous lounge to front with bay window and feature fireplace, principal en-suite bedroom, two further good-sized bedrooms and the rear extension. This is a highly impressive space with stylish pitched roof which provides open-plan kitchen/living/dining areas with bifold doors opening to an extensive decking area and large rear garden. There is also a separate utility/laundry room with adjacent shower room. Upstairs gives access to a very generous bedroom with living area and a further modern bathroom with separate shower cubicle.

Specification includes gas central heating, double glazing, feature stained glass, Silestone quartz kitchen worktops, hardwood floors, wooden panelled doors, and overall the subjects are well presented and decorated throughout. Externally, the property is set within easily maintained private level garden grounds with decking and lawned areas. Driveway provides ample parking to front and side.





A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets and of course some of the best schooling within the East Renfrewshire district. The shopping suburb of Clarkston offers independent retailers with cafes, delis, restaurants and there are excellent transport provisions provided for the city centre via road and rail, from Clarkston or Williamwood train stations.

**CC0753** | Sat Nav: 63 Eastwoodmains Road, Clarkston, G76 7HQ

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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