



**16 VIADUCT ROAD**

CLARKSTON

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c o r u m





6 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

**Spacious detached bungalow set within private garden grounds.**

This traditional detached bungalow enjoys a convenient location within this popular pocket of Clarkston. Set within private garden grounds, the subjects have been significantly enhanced and now display accommodation encompassed across three levels.

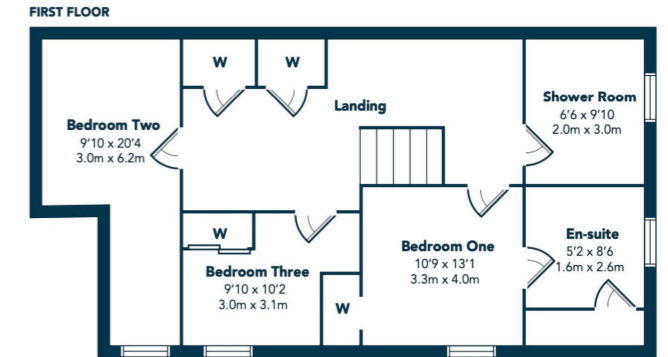
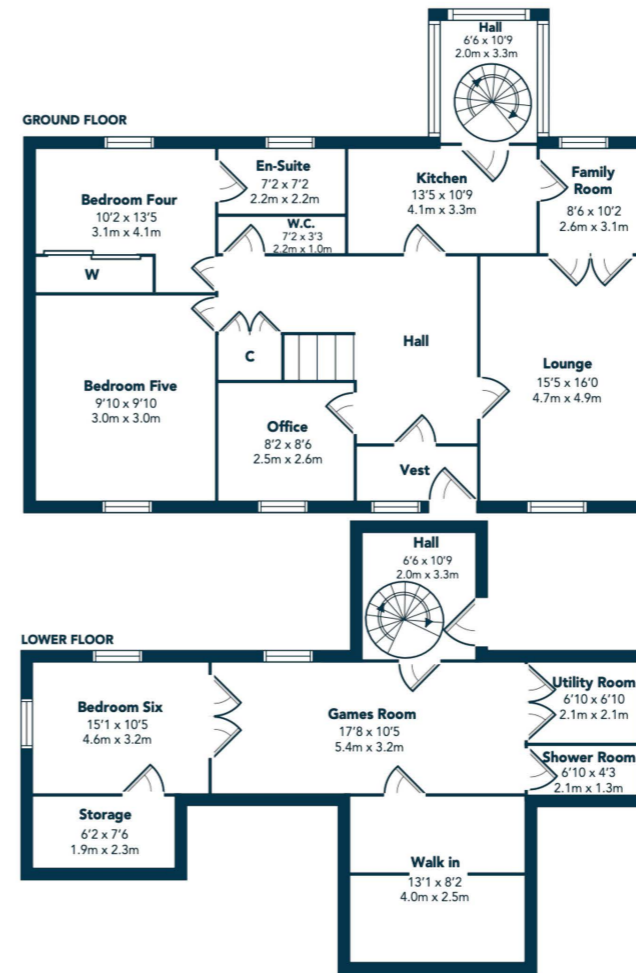
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway, generous formal lounge to front with access through to rear facing family / sitting room, modern dining kitchen, front facing double bedroom, lovely double bedroom with en-suite shower room, and principal bedroom with en-suite shower room and home office. The first floor provides two further good double bedrooms and a modern main family shower room. The lower ground level provides further and potentially self-contained accommodation extending to a double bedroom, spacious sitting / games room, utility room, additional storage, walk-in wardrobe space and shower room. The specification includes gas central heating, double glazing, and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private easily maintained garden grounds laid mainly to lawn. Driveway to front providing vehicular parking leading to detached garage.









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 Glasgow district. Pre-schooling, primary schooling and secondary schooling is all found nearby, notably Carolside Primary, St Joseph's Primary School, Williamwood High School and St Ninian's High School. 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 and Williamwood train station.

CC0701 | Sat Nav: 16 Viaduct Road, Clarkston, G76 8BW

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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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