



97 MEARNS ROAD

CLARKSTON

www.corumproperty.co.uk





3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

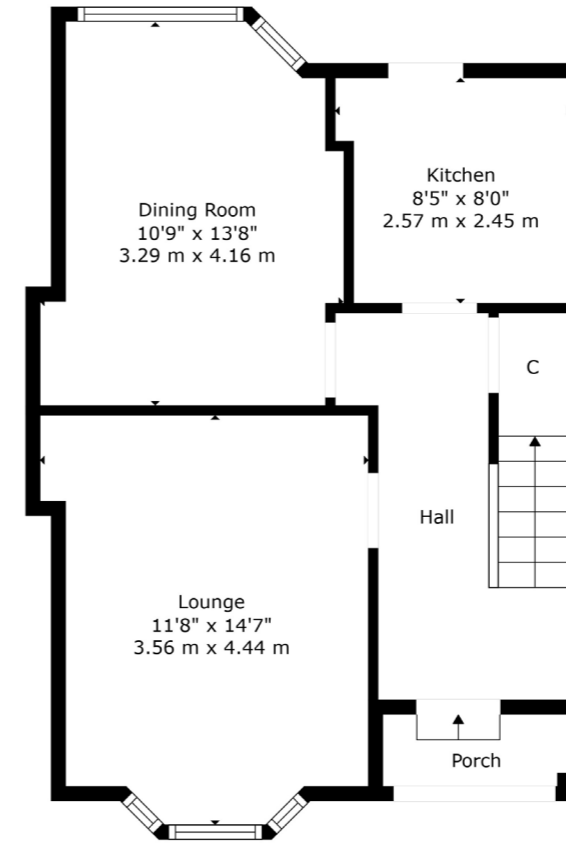
A lovely semi-detached villa set within a generous corner plot.

This traditional semi-detached villa has been upgraded throughout, is set within a generous corner plot and offers a great opportunity to the local marketplace.

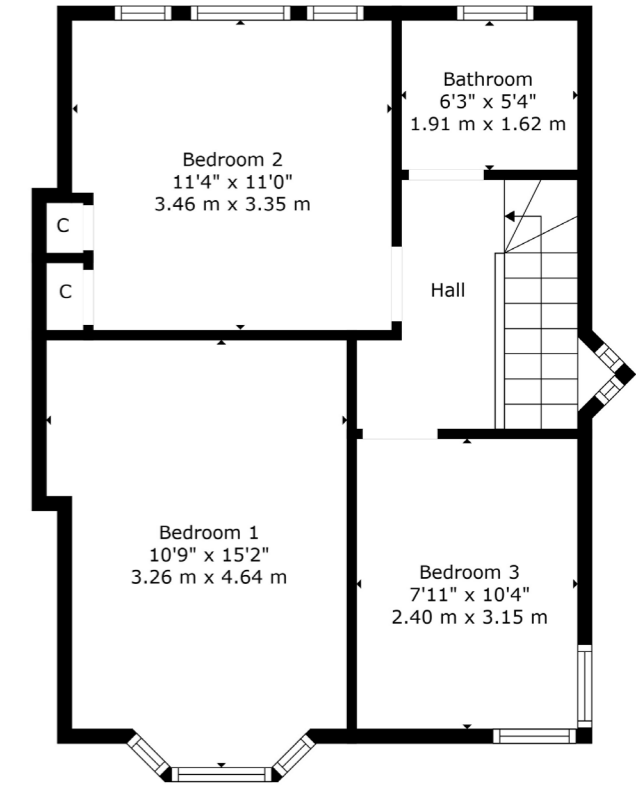
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with under stairs storage, generous formal lounge with open aspects to front, lovely rear facing formal dining room and recently installed modern fitted kitchen with a range of wall and base mounted units and access to gardens at rear. Upstairs a bright and spacious landing gives access to a generous front facing principal bedroom, lovely second double bedroom, good third bedroom and newly fitted main family bathroom. Additional storage provided by way of attic space. Specification includes upgraded wiring, gas central heating, double glazing and the subjects are well presented throughout with fresh decor and newly fitted carpeting.

Externally the property is set within private south facing easily maintained rear garden grounds. Large mono block driveway to side providing ample vehicular parking and leading to detached garage fitted with power and light. The level of outside space clearly provides scope for further extension / development (subject to planning).





Floor 1



Floor 2

A haven for young 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 Netherlee Primary, OLM, Williamwood High School and St Ninian's High School. The shopping suburb of Clarkston offers a variety of cafes, delis and restaurants with excellent transport provisions provided for the city centre via road and rail from Clarkston train station.

CC0767 | Sat Nav: 97 Mearns Road, Clarkston, G76 7LG

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Clarkston & Netherlee
5 Helena Place, Clarkston, G76 7RB

Tel: 0141 648 6000

Email: clarkston@corumproperty.co.uk

www.corumproperty.co.uk