



9 SUNBURY AVENUE

CLARKSTON

www.corumproperty.co.uk





4/5 | BEDROOMS

3 | BATHROOMS

3/4 | PUBLIC ROOMS

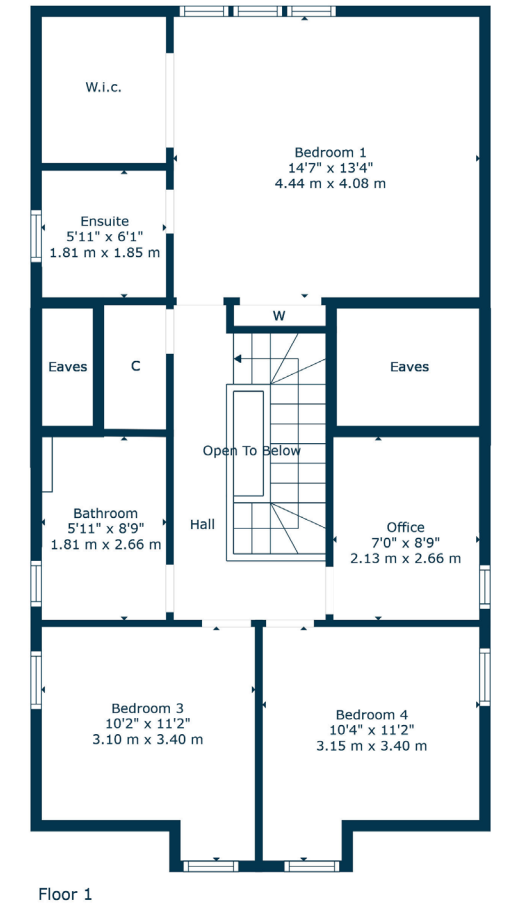
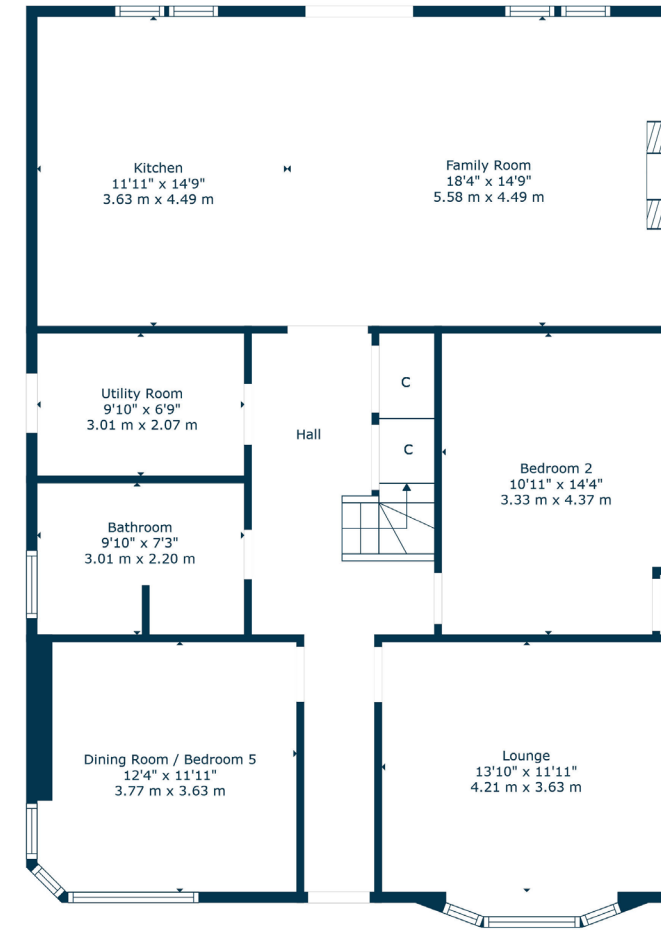
An extended detached bungalow enjoying a sought-after Clarkston location.

Extending to approx. 2200 sq ft, this traditional detached bungalow has been significantly extended, upgraded and improved to deliver a fantastic family home. Enjoying a highly sought-after location within the popular suburb of Clarkston, the subjects are set within established, mature garden grounds and provide a great opportunity to the local marketplace.

Ground floor accommodation extends to traditional style reception hallway with storage adjacent, generous bay windowed formal lounge to front, lovely formal dining room with corner window allowing for beautiful views, spacious double bedroom, modern main family bathroom with bath and separate shower cubicle, spacious laundry/utility room with access to driveway to side, and the rear extension provides a fantastic open plan kitchen / dining / living space with feature media wall including focal point gas fire and French doors to landscaped rear garden grounds. The kitchen includes multiple ovens, NEFF six ring gas hob, full height fridge and full height freezer, integrated dishwasher and wine fridge. A broad staircase ascends to a bright and spacious upper landing area which provides access to generous rear facing principal bedroom with Paris balcony overlooking the gardens, en-suite shower room and dressing room, two further good bedrooms, modern main family bathroom and additional study / store cupboard. Specification includes an upgraded system of gas central heating (newly installed boiler 2022), double glazing, upgraded roof system, sub floor, attic and cavity wall insulation, modern kitchen with complimentary work surfaces and feature central island, modern floor coverings and overall, the property is well presented and decorated throughout.

Externally the property is set within generous private, landscaped garden grounds which are predominantly South facing and enjoys the sun throughout the day. Said gardens provide raised decked and patio areas along with lawned areas. Driveway to front / side providing ample vehicular parking. Lovely further gardens to front.





A haven for young growing families, offering some of the best schooling within the Glasgow district. Pre- primary and secondary schooling is all found nearby, notably Carolside Primary School, St Joseph's Primary School, Williamwood High School and St Ninian's High School. The district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets. The suburb of Clarkston offers many independent establishments with cafes, delis and restaurants nearby. There are excellent transport links to the city centre via road and rail, from both Clarkston and Williamwood train stations.

CC0786 | Sat Nav: 9 Sunbury Avenue, Clarkston, G76 7UT

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