



**17 STATION ROAD**

BUSBY

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A refurbished semi detached bungalow set within generous garden grounds.**

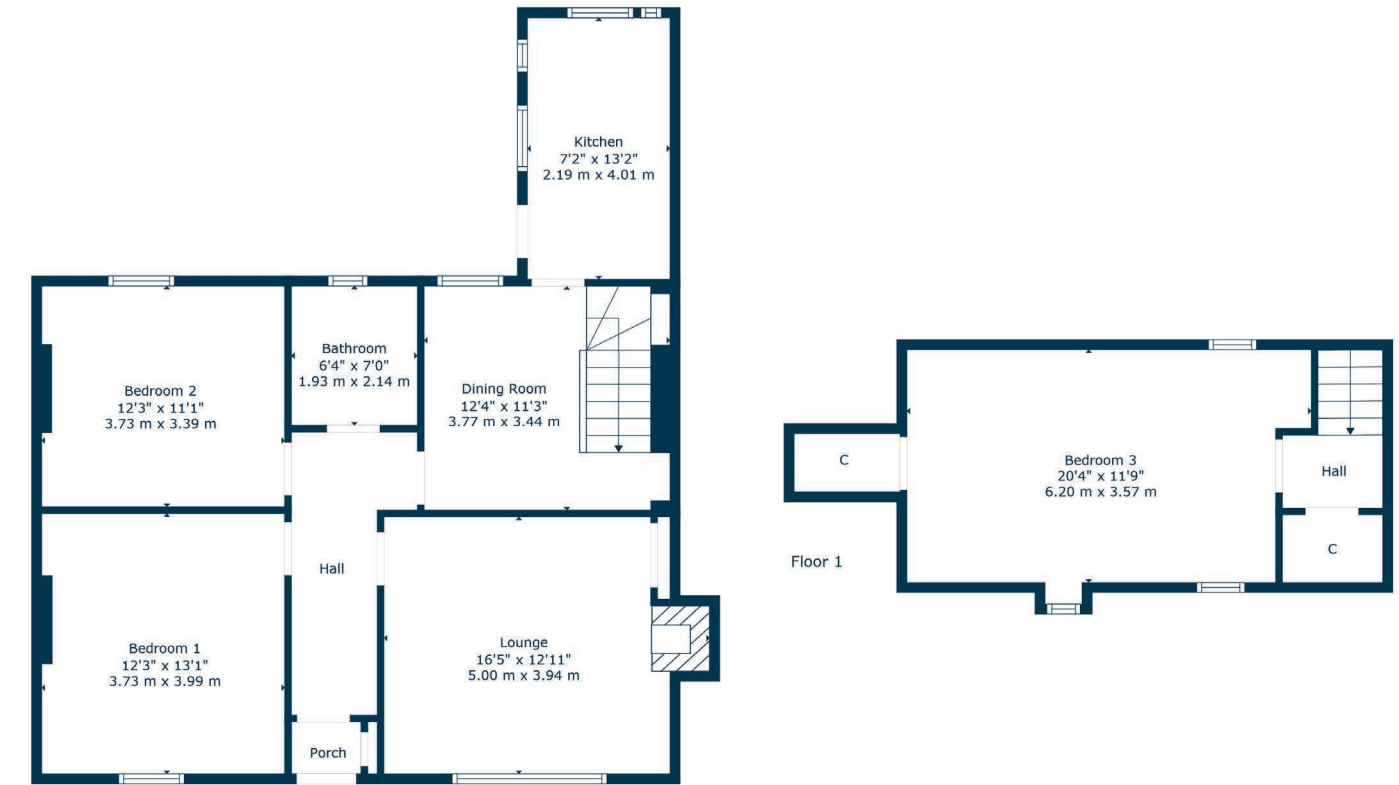
This refurbished semi detached bungalow enjoys a lovely location within this popular pocket of Busby. Set within generous garden grounds and offering great scope for further development (subject to planning), the subjects could potentially suit a variety of purchasers.

Displaying a broad and deep frontage, the ground floor accommodation comprises entrance vestibule, generous formal lounge, two spacious double bedrooms, upgraded modern main family bathroom, formal dining room and newly fitted kitchen with a range of wall and base mounted units, complimentary worktops and access to rear gardens. Upstairs provides further good double bedroom with storage. The specification includes gas central heating, double glazing, modern carpeting/floor coverings and overall, the property is freshly presented in neutral decorative tones throughout.

Externally the property is set within generous, mature and established garden grounds which retain a high degree of privacy. Spacious driveway to front/side providing ample vehicular parking.







Ground Floor

Busby is a village within East Renfrewshire and lies approximately six miles south of Glasgow City Centre and 0.8 miles northwest to the outskirts of East Kilbride. Busby is served by a train station giving direct access to the city centre in addition to locally providing catchment to Busby Primary School and secondary schooling is available via Williamwood High School or St Ninian's High School. The village provides The Busby Hotel which is a major landmark and was extensively refurbished in 2014 in addition to the White Cart and Cartvale pubs on the main street. Busby is a short distance drive to Clarkston which provides further retail outlets, independent cafes, and restaurants.

CC0800 | Sat Nav: 17 Station Road, Busby, G76 8HZ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





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