



**430 CLARKSTON ROAD**

NETHERLEE

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**4 | BEDROOMS**

**2 | BATHROOM**

**2 | PUBLIC ROOM**

**A lovely mid-terraced villa enjoying a highly sought-after location.**

This traditional red sandstone fronted mid-terraced villa enjoys one of the best locations within the highly sought-after suburb of Netherlee. Set within southwest facing garden grounds and displaying spacious family accommodation encompassed over a three-storey layout, the subjects offer a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to traditional style reception hallway with Shower Room adjacent and access via stairs down to the basement, a fantastic bay windowed formal lounge with feature fireplace, beautiful formal dining room to rear leading into original kitchen with bright open aspects and access to gardens at rear. On the first floor a bright and spacious landing area gives access to generous bedroom with bay window with fitted wardrobes, spacious second double bedroom with vanity unit (currently being used as a study/TV Room), good third bedroom and main family bathroom. The second floor provides a spacious double bedroom/studio with insulated eaves storage and access to roof. The specification of the property includes a system of gas central heating, double glazed windows. Basement level with utility area and storage providing additional scope for development (subject to planning).

Externally the property is set within private southwest facing garden on two levels, paved for easy maintenance with raised flower bed and stone walling. It has a beautiful apple tree, summer house, and large double garage with access to private lane at rear.

There are 16 solar panels on the back of the house and garage which generate free electricity for the house as well as provided considerable income from the government backed feed-in-tariff system (2036 Guaranteed income).





Netherlee is one of East Renfrewshire's most sought-after residential suburbs and is a haven for young growing families enjoying access to some of the best schooling within the local area. There is a full range of independent retailers including cafes and restaurants, and the district provides swift access via both road and rail to the city centre and beyond. There is a variety of places of worship found within the surrounding area and an array of sports and leisure activities including local parks, health clubs, gyms and golf courses close to hand in addition to equestrian pursuits.

**CC0808** | Sat Nav: 430 Clarkston Road, Netherlee, G44

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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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