



**125 VARDAR AVENUE**  
CLARKSTON

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2 | BEDROOMS

1 | BATHROOM

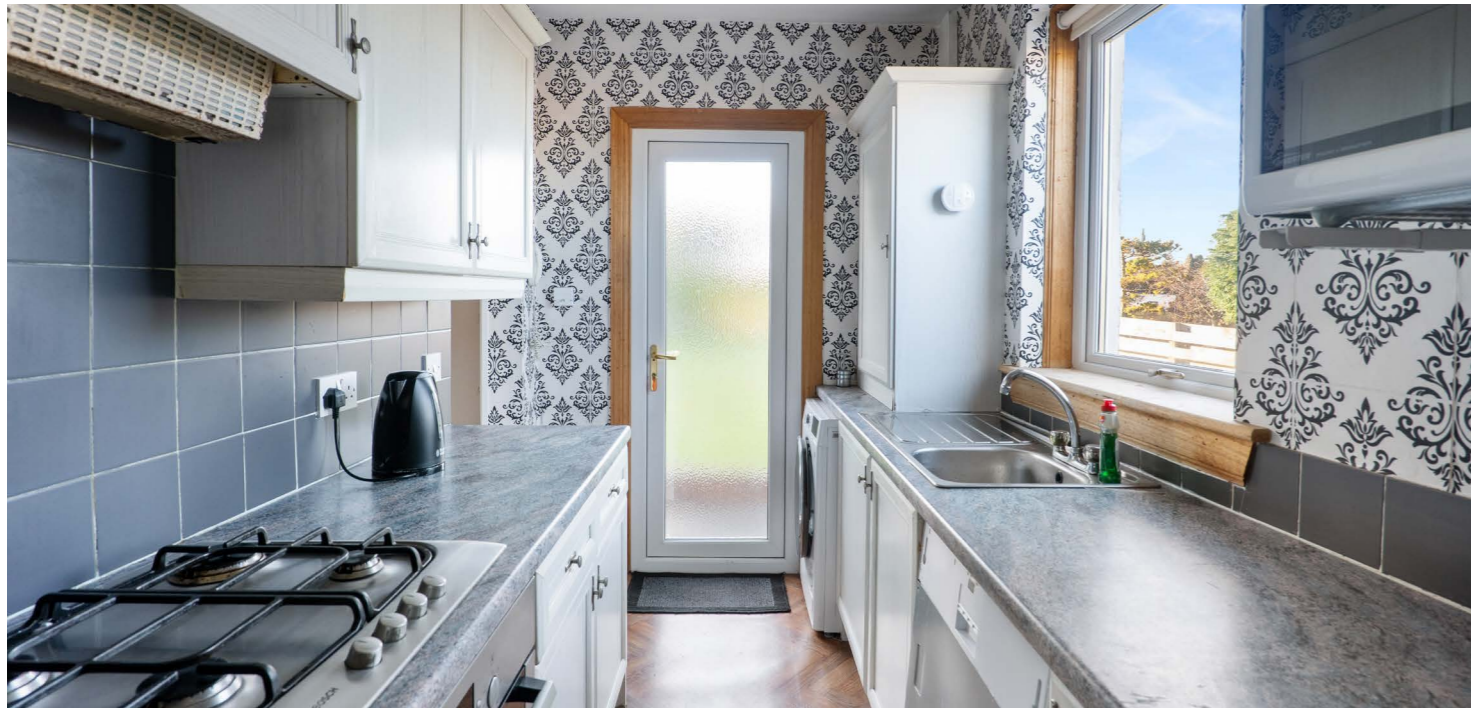
2 | PUBLIC ROOMS

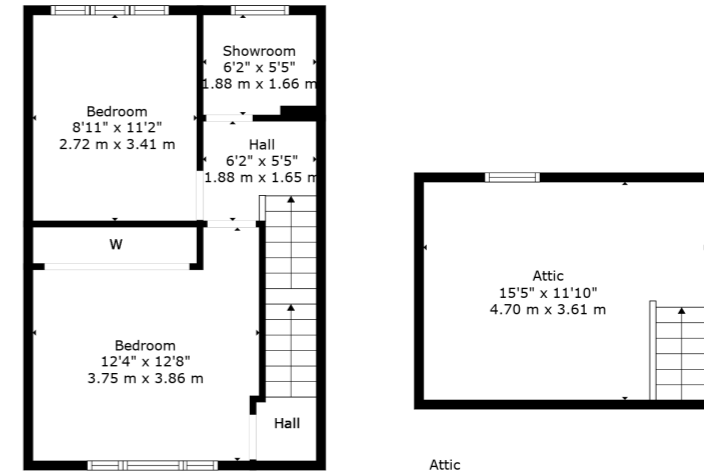
**A traditional semi-detached villa is set within generous corner garden grounds.**

This traditional semi-detached villa enjoys a highly sought after location within this popular pocket of Clarkston. Set within fantastic, generous corner gardens / plot, the property offers a great opportunity for further development / extension (subject to planning).

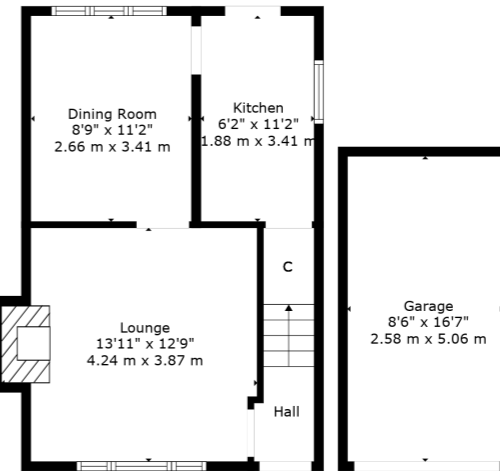
The ground floor comprises of entrance hallway leading into spacious formal front facing lounge, lovely rear facing dining room, and fitted kitchen with a range of wall and base mounted units with access to rear gardens. Upstairs provides access to a generous principal bedroom with lovely open aspects, second good double bedroom with aspects to rear gardens, and main family bathroom. The attic level provides a further useful home office / study room. Specification includes gas central heating and double glazing.

Externally the property is set within private south facing garden grounds easily maintained by virtue of lawned areas and patio. Generous gardens to the front and side provides scope for development. Driveway to front leading to single garage fitted with power and light.





1st Floor



Ground Floor

A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets, the district is synonymous with some of the best schooling in the West of Scotland. 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 stations.

CC0835 | Sat Nav: 125 Vardar Avenue, Clarkton, G76 7RR

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

Tel: 0141 648 6000

Email: [clarkston@corumproperty.co.uk](mailto:clarkston@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)