



**42 HILLVIEW DRIVE**  
CLARKSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**A traditional semi-detached villa commanding uninterrupted, far-reaching views over the city.**

Set within larger style garden grounds within the heart of Clarkston, adjacent to high achieving schooling and many local amenities. Being presented to the market for the first time in 50 years, the property offers an outstanding opportunity for adding value, redesign and upgrading. A much-loved family home offering great potential.

This traditional semi-detached villa is set within the heart of the high amenity suburb of Clarkston and is set within particularly large generous sized garden grounds with decking and large lawn to the rear.

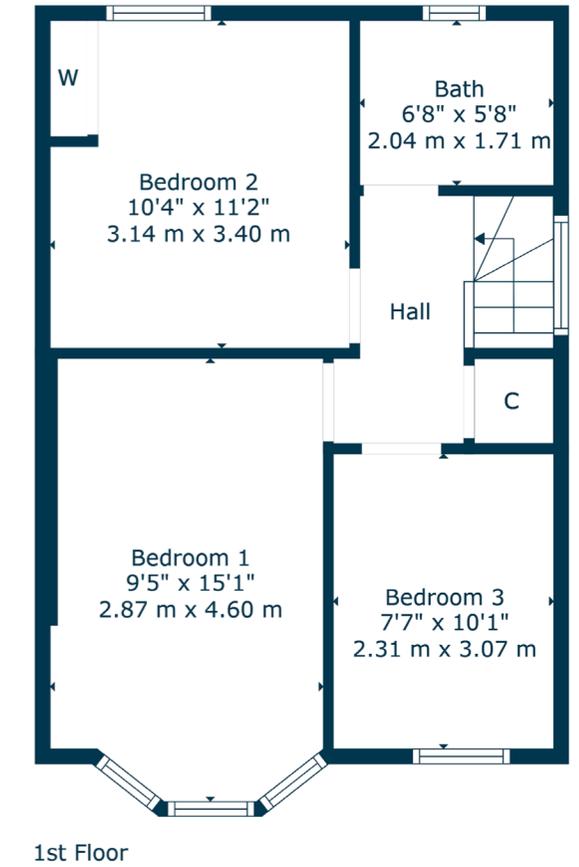
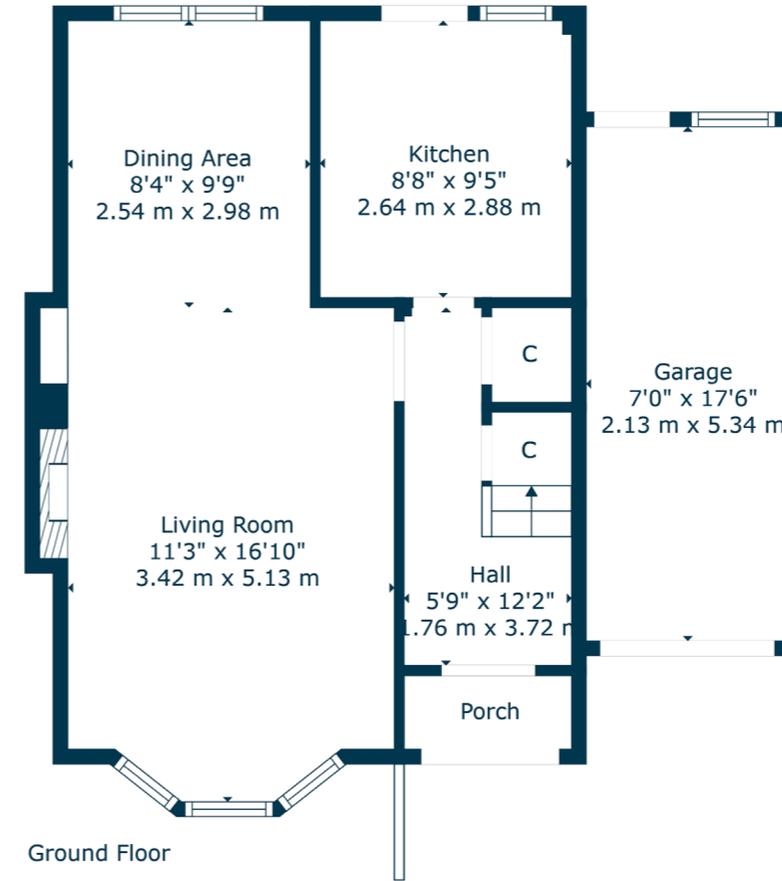
The property which is being presented to the market for the first time in many years and offers an outstanding opportunity for someone to add value, create their own bespoke, individual family home that has outstanding far reaching views to the rear over the city towards the Kilpatrick hills.

The accommodation on the ground floor offers entrance vestibule, traditional hallway, generous size dual aspect lounge/dining room, kitchen and upstairs there are three bedrooms and a bathroom.

The property has a specification including gas central heating with upgraded boiler, double glazed windows, doors and the property has been re-wired.

The front elevation of the property provides off-street parking in addition to a garage to the side elevation. There is significant sub-floor/cellar space providing excellent storage. Decking area to the rear with stairs giving access to lower lawn area.





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.

CC0853 | Sat Nav: 42 Hillview Drive, Clarkston, G767JD

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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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