



**30 CRAIGHILL DRIVE**  
CLARKSTON

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**An extended semi-detached villa enjoying a sought-after location.**

This traditional semi-detached villa enjoys a convenient location within this popular pocket of Clarkston. Significantly enhanced by way of rear extension and set within private garden grounds, the subjects offer a great opportunity to the local marketplace.

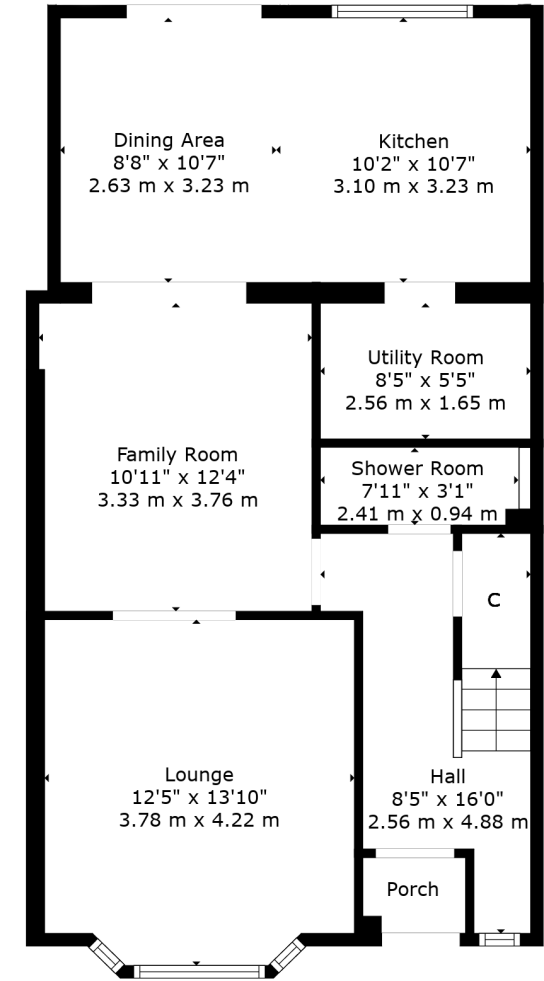
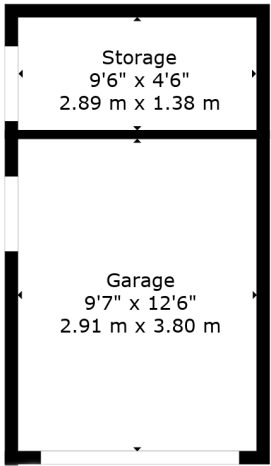
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with modern downstairs shower room adjacent, generous bay windowed formal lounge with feature fireplace, lovely family / sitting room with open plan access to fantastic open plan kitchen / dining with patio doors to gardens. Ground floor completed by useful laundry / utility room. The upstairs landing area gives access to a generous principal bedroom with fitted wardrobes, second spacious double bedroom with fitted wardrobes, good third bedroom and contemporary main bathroom. Additional storage provided by way of attic space. Specification includes gas central heating, double glazing and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private level garden grounds. Said gardens are enclosed and designed for ease of maintenance by virtue of decked, patio and lawned areas. Driveway to front providing vehicular parking and EV charging point. Garage to rear.

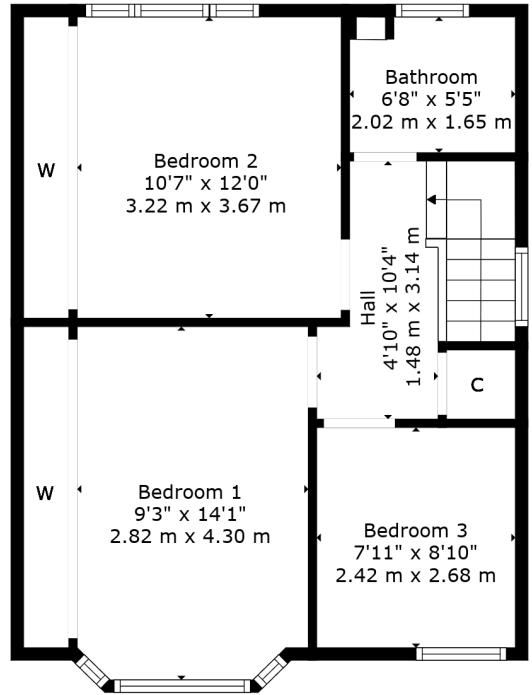








Ground Floor



1st 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.

**CC0866** | Sat Nav: 30 Craighill Drive, Clarkston, G76 7TF

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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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