



**115 LOMONDSIDE AVENUE**  
**CLARKSTON**

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A lovely semi-detached villa enjoying a sought-after location.**

This traditional semi-detached villa enjoys a quiet yet convenient location within this popular pocket of Clarkston. Improved and upgraded by the present owners and set within landscaped garden grounds, the subjects offer a great opportunity to the local marketplace.

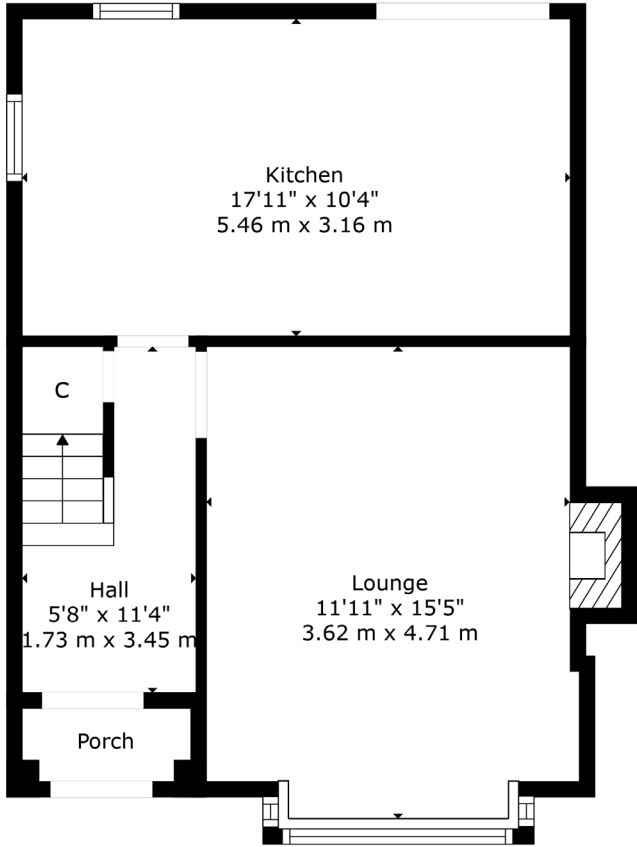
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with storage adjacent, generous bay windowed formal lounge, remodeled / upgraded dining kitchen with a range of base and wall mounted units, complimentary work surfaces and access via French doors to gardens at rear. Upstairs gives access to a generous bay windowed principal bedroom with fitted wardrobes with wonderful open aspects and re-configured en-suite shower room, spacious second double bedroom, and modern main family bathroom. Additional storage provided by way of attic space. Specification includes Gas Central heating, double glazing, and the subjects are well presented and decorated throughout.

Externally the property is set within private landscaped south facing garden grounds. Level patio area, further tiered seating areas with wonderful open aspects across the district.

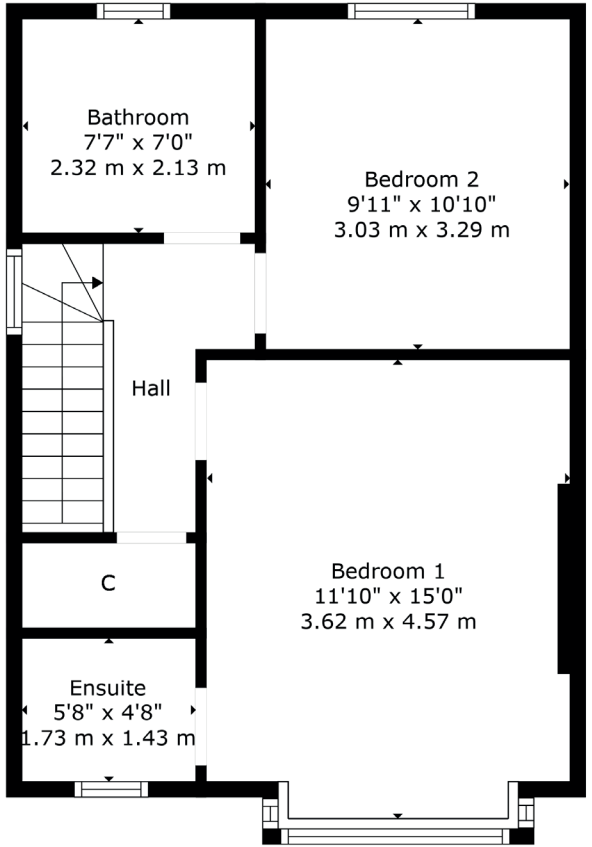








Ground Floor



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.

**CC0891** | Sat Nav: 115 Lomondside Avenue, Clarkston, G76 7UH

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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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