



**100 BEECHWOOD AVENUE**  
CLARKSTON

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

**A lovely mid-terraced villa enjoying a popular location.**

This lovely mid-terraced villa enjoys a popular location within this popular pocket of Clarkston. Set within private level garden grounds and enjoying access to excellent local schooling, the property presents a great opportunity to local marketplace.

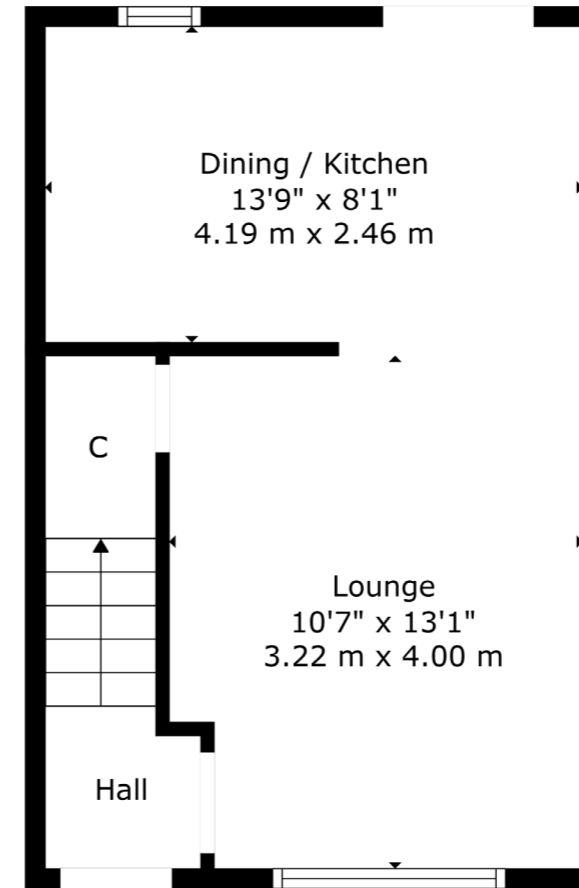
Ground floor accommodation extends to reception hallway, fantastic open plan Lounge / Dining room with downstairs storage adjacent, open to modern fitted kitchen with a range of wall and base mounted units with access to gardens at rear via French Doors. Upstairs landing area with storage adjacent gives access to generous principal bedroom with fitted wardrobes and aspects to front, good second double bedroom with fitted storage (currently used as dressing room), and modern main family 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 easily maintained gardens laid with Astro Turf and decked area. Private parking space to rear.

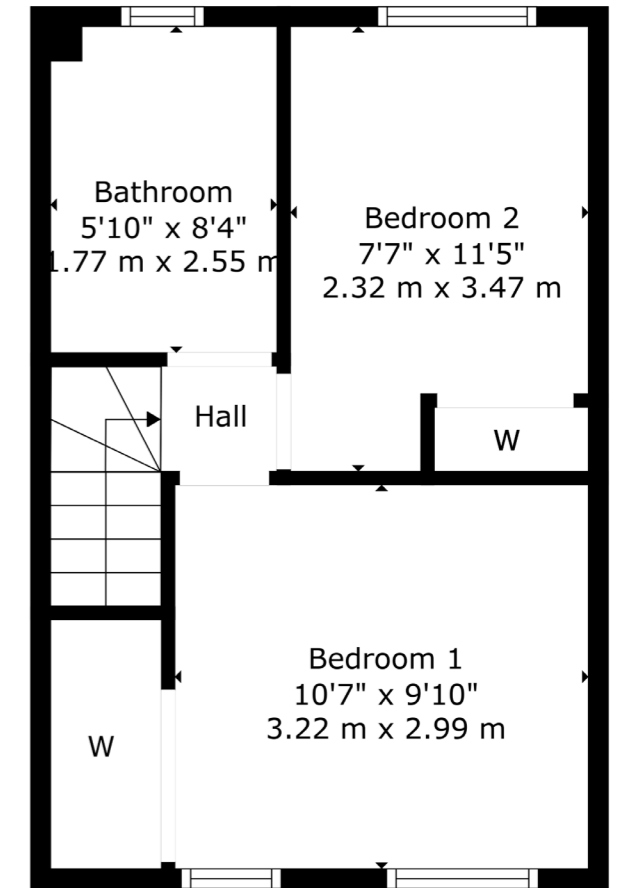








Ground Floor



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.

CC0834 | Sat Nav: 100 Beechwood Avenue, Clarkston, G76 7XG

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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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