



Semi Detached Villa
68 The Oval, Clarkston G76 8LZ



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional semi detached villa, which forms part of a much sought after residential area convenient for a wide range of local amenities, offers spacious accommodation, private gardens to front and rear, and a driveway to side.

The property is accessed from front via a small entrance hall which leads directly to the lounge and to upper floor level via a carpeted staircase. The well proportioned lounge has a square bay window to front, picture rail, varnished timber flooring and a feature fireplace. A door leads through to the dining room, which provides adequate space for a dining table and chairs and which has feature French doors overlooking and leading to the rear garden. A further door leads from the dining room to the kitchen, which is well fitted out with a range of traditional base and wall mounted storage units, worktop surface areas, and Belfast sink. There is space within the kitchen for a range of appliances and a door provides further direct access to the rear garden.

At first floor level a carpeted landing provides access to both bedrooms and the bathroom. The main double bedroom has a square bay window, picture rail and varnished timber flooring, whilst the second bedroom, a good sized single, also has a picture rail and varnished timber flooring. The part tiled bathroom has a 3-piece white suite installed, comprising WC, pedestal wash hand basin and twin hand railed panelled bath. There is also a floored and lined attic with Velux window. The property further benefits from having gas central heating and double glazing.

Externally there is an area of private garden ground to front which is partly laid in lawn with shrub and tree features. A driveway to the side of the house provides off street parking. To the rear of the property there is a further area of private

garden ground, also partly laid in lawn, with a slabbed patio area adjacent to the house. There is a timber shed and a greenhouse located within the rear garden.

The Property forms part of the Stamperland area within the district of Clarkston to the south of Glasgow. The area is well served by local shopping facilities as well as a host of other amenities including popular primary and secondary schools and recreational facilities including local golf clubs and nearby leisure centres. There are excellent public transport links serving the area, with regular rail and bus services to surrounding districts and Glasgow city centre.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

ATTIC

15'5" x 12'0"

11'8" x 8'8"

11'8" x 6'4"

15'3" x 12'3"

11'1" x 8'11"

6'4" x 6'0"

14'10" x 14'

EPC

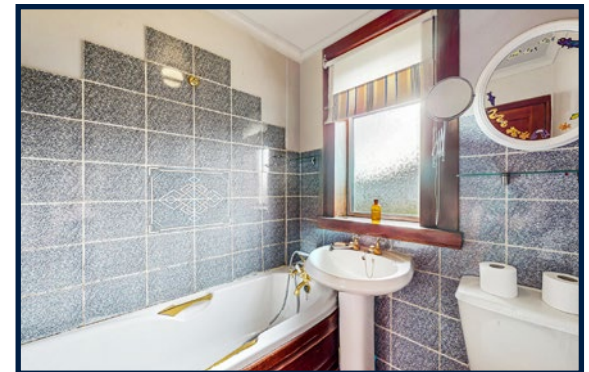
Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

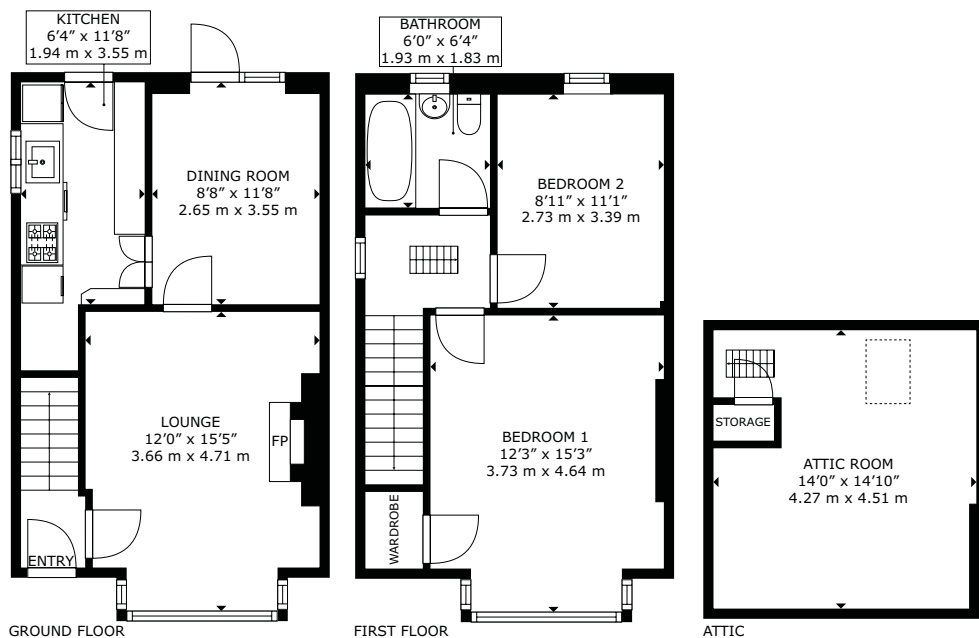


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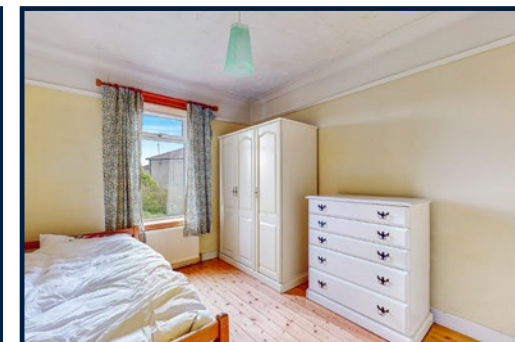
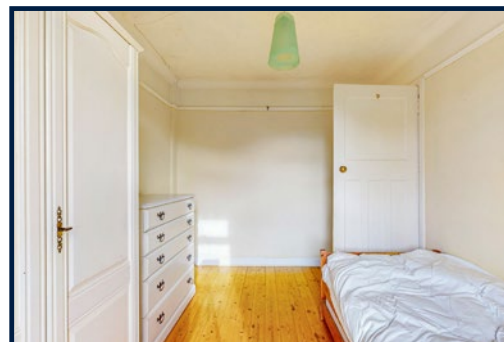
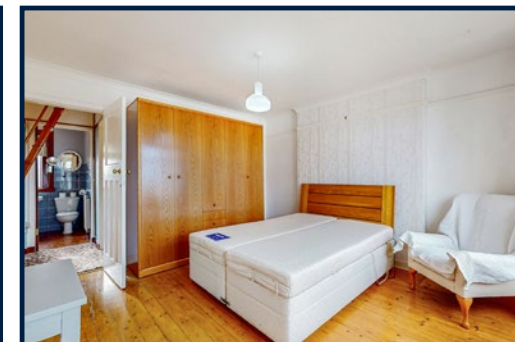
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GROSS INTERNAL AREA
GROUND FLOOR: 415 sq. ft., 38 m² FIRST FLOOR: 409 sq. ft., 37 m²
ATTIC FLOOR: 202 sq. ft., 18 m², TOTAL AREA : 1,026 sq. ft., 93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Waterloo Chambers, 19 Waterloo Street, Glasgow G2 6AH
Tel: 0141 248 7962 Fax: 0141 204 2232



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