



Semi Detached Villa
67 Greenwood Road, Clarkston, Glasgow G76 7JP



McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This traditional semi detached villa offers delightful family accommodation, set within private gardens in a much sought after residential area.

The property is accessed from front via a vestibule leading to a bright hallway which provides direct access to the living room and kitchen and to upper floor level via a carpeted staircase. There is a spacious living room with ceiling coving, dado rail, timber flooring and feature fireplace. A formal dining room to rear also features ceiling coving, dado rail and timber flooring. The kitchen is well fitted out with a range of modern base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer. There is also a built in hob, oven and extractor hood, whilst a replacement upvc door provides direct access to the rear garden.

At first floor level there is a carpeted landing leading to three bedrooms, all with ceiling coving and CH radiators. The tiled bathroom has a contemporary 3-piece suite installed comprising WC, wash hand basin and panelled bath with modern stainless steel shower and curtain rail. The property further benefits from having gas central heating and modern upvc double glazing.

Externally the front garden has been laid in mono-block paving, providing off street parking for multiple vehicles. To the rear of the property there is a substantial area of enclosed private garden ground arranged over several levels and incorporating a lawned area, slabbed patio and feature timber decked patio.

The property forms part of an established and much sought after residential area, particularly convenient for nearby Clarkston railway station which, along with local buses, provides frequent services to surrounding districts and the city centre. For those commuters driving into the city centre and beyond, there is nearby access to the M77 motorway which links with the M8 and M74 motorways.

Clarkston is one of the prime residential locations within the south side of Glasgow, an area synonymous with some of the best pre-schooling, primary schooling and secondary schooling, the later including Williamwood High and St Ninians High. There is also a thriving retail centre within the heart of Clarkston, offering a wide range of local shops providing for everyday needs and requirements. More extensive shopping facilities are available within The Avenue shopping centre at Newton Mearns, Silverburn shopping centre at Pollok and East Kilbride Shopping Centre, all of which are easily accessible by car.

MEASUREMENTS

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

17'0" x 11'5"

11'6" x 9'11"

9'5" x 7'7"

15'6" x 9'5"

13'0" x 10'9"

9'10" x 7'10"

6'6" x 5'3"

EPC

Band "D"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

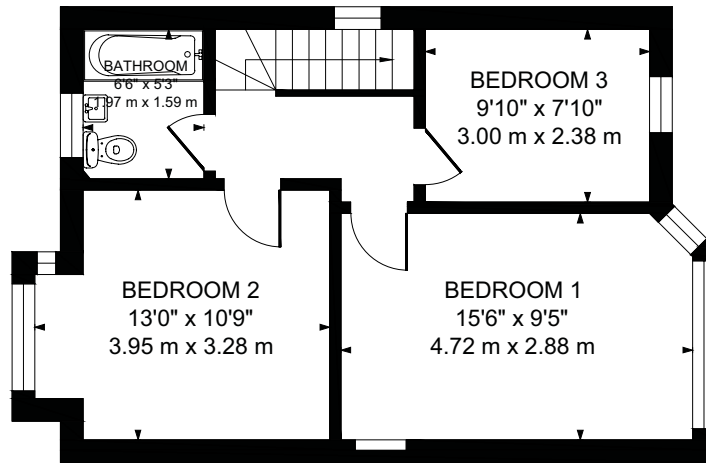
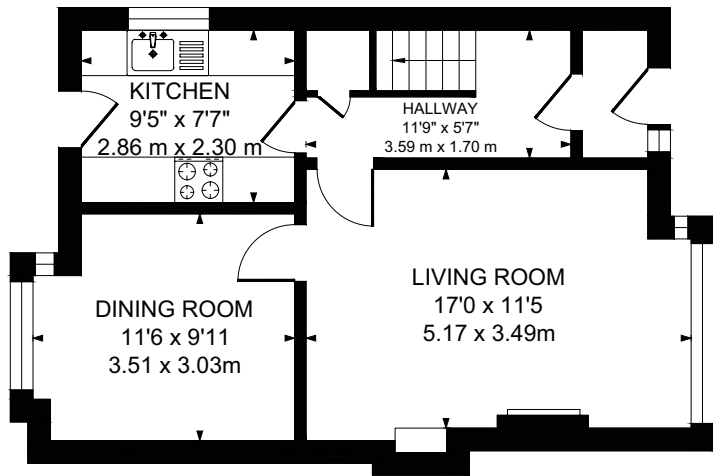


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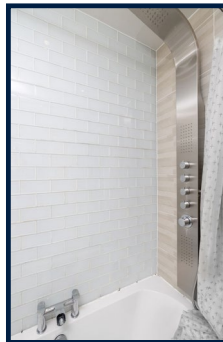
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GROSS INTERNAL AREA
 FLOOR 1 : 462 sq ft - 43 sq m
 FLOOR 2 : 465 sq ft - 43 sq m
 TOTAL : 927 sq ft - 86 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



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



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