



**Shanta  
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## Busby Road, Clarkston, G76 7XH

Shanta Residential are delighted to present to the market this beautiful two bedroom, first floor flat, in the sought after area of Clarkston. This flat would be well suited to first time buyers or those looking to commute to the city centre and beyond. Entrance is gained via a secure entry system into a well-kept close. You are welcomed into the hallway which is spacious and gives direct access to all rooms. There is a large, ceiling height storage cupboard with shelving providing excellent storage opportunities. The open plan living/kitchen is decorated in neutral tones with large bay windows, high ceilings and detailed coving. The modern kitchen is well laid out with both wall and floor units and offers a great counter top space for food preparation. The open plan layout is enviable and would be ideal for those who enjoy cooking and entertaining. The property offers two double bedrooms, both with excellent floor and storage space. The master bedroom features a useful WC which could be converted to an ensuite. Completing the property is the family bathroom which is well laid out with crisp white tiling and a three piece suite. Busby Road is in a prime location for shopping and eating with a range of restaurants, bars and cafes nearby. The area has a good public transport system with regular bus and rail services at Clarkston train station, for those looking to commute to Glasgow and beyond. With its great location, gas central heating and double glazing, we expect this property to be popular and would advise early viewing to avoid disappointment. For council tax purposes this property is band C.

- **Two Bedrooms**

- **First Floor Flat**

- **Double Glazing**

- **Gas Central Heating**

- **Great Location**

- **Nearby Amenities**

- **Close To Transport Links**

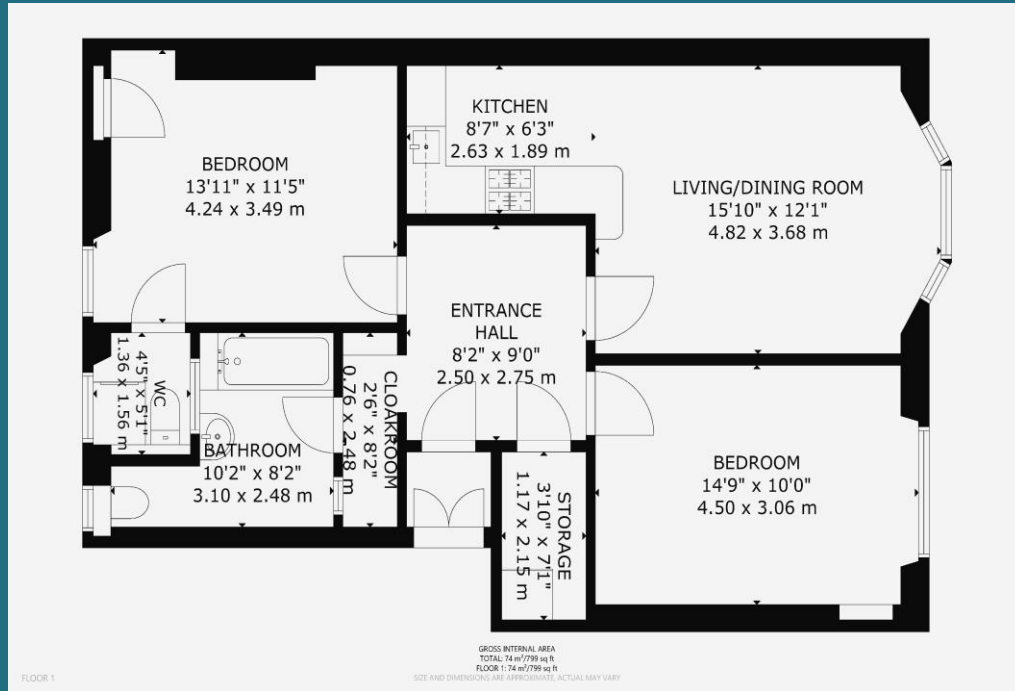
- **Secure Entry**



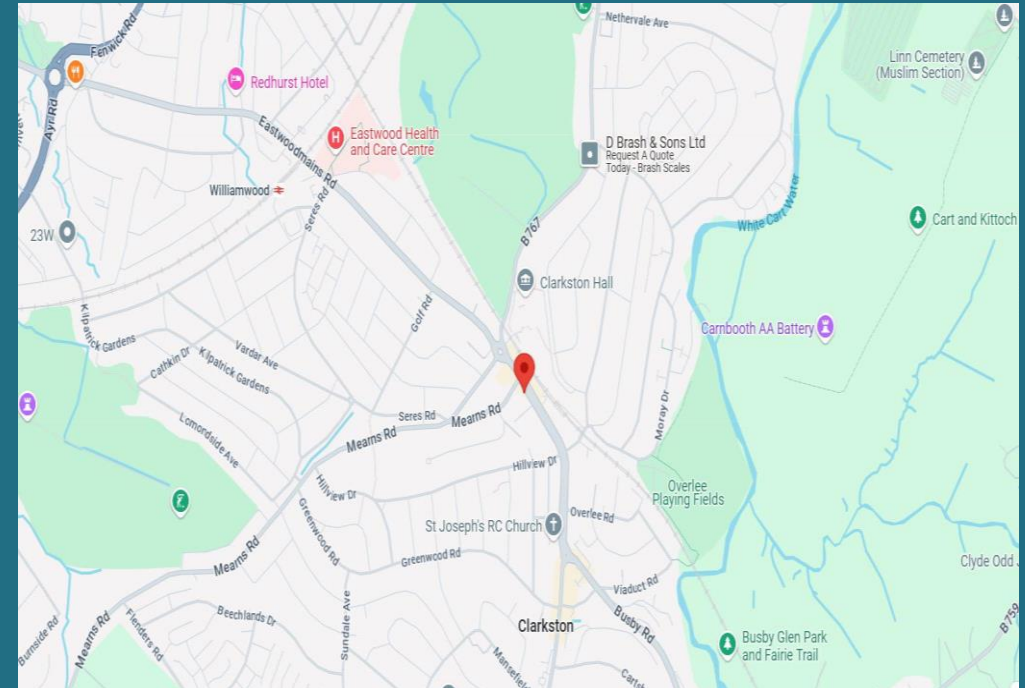
Offers Over £145,000



## Floorplan



## Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.