



THOMSON
RESIDENTIAL

199 THE OVAL, CLARKSTON, G76 8LX

2 Bedroom Mid-Terrace



**SUPERB TWO BEDROOM
TERRACED HOUSE IN WALK-IN
CONDITION, LOCATED IN THE
POPULAR EAST RENFREWSHIRE
AREA OF CLARKSTON.**

The Oval is located just off the B767 Clarkston Road in the popular village of Clarkston, approximately 8 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 30 minute journey times to both Glasgow and Prestwick international airports. There are regular train and bus services to Glasgow and East Kilbride.

The property benefits from gas central heating and is fully double glazed throughout.

This is a family home, well maintained and modernised by the current owners, and offers a new purchaser a great property found in walk in condition.

Early viewing is highly recommended.



Property Type	Mid-Terrace
Bedrooms	2
Bathrooms	1
Reception Rooms	1
Parking	Driveway
Outdoor Space	Enclosed Rear garden
Council Tax Band	D





ACCOMMODATION

On entering through the front door, a welcoming hallway leads to the ground floor accommodation with stairs to the upper floors. A bright lounge with a feature AGA wood burner, perfect for cosy winter evenings, is the hub of the house and this leads through to a modern fitted kitchen overlooking the back garden with built in appliances and ample eye and floor level cupboards. A short set of stairs lead down to a very substantial rear garden, laid to lawn with a garden shed. A small patio area is a real sun trap and is accessible immediately from the back door.

Upstairs, there are two spacious double bedrooms, one to the front and one to the rear, alongside a modern bathroom with an electric shower fitted over the bath. Accessed from a cupboard in the front bedroom, a set of fixed stairs lead to a floored attic space with a Velux window and plenty of storage, which is currently used as a home office.







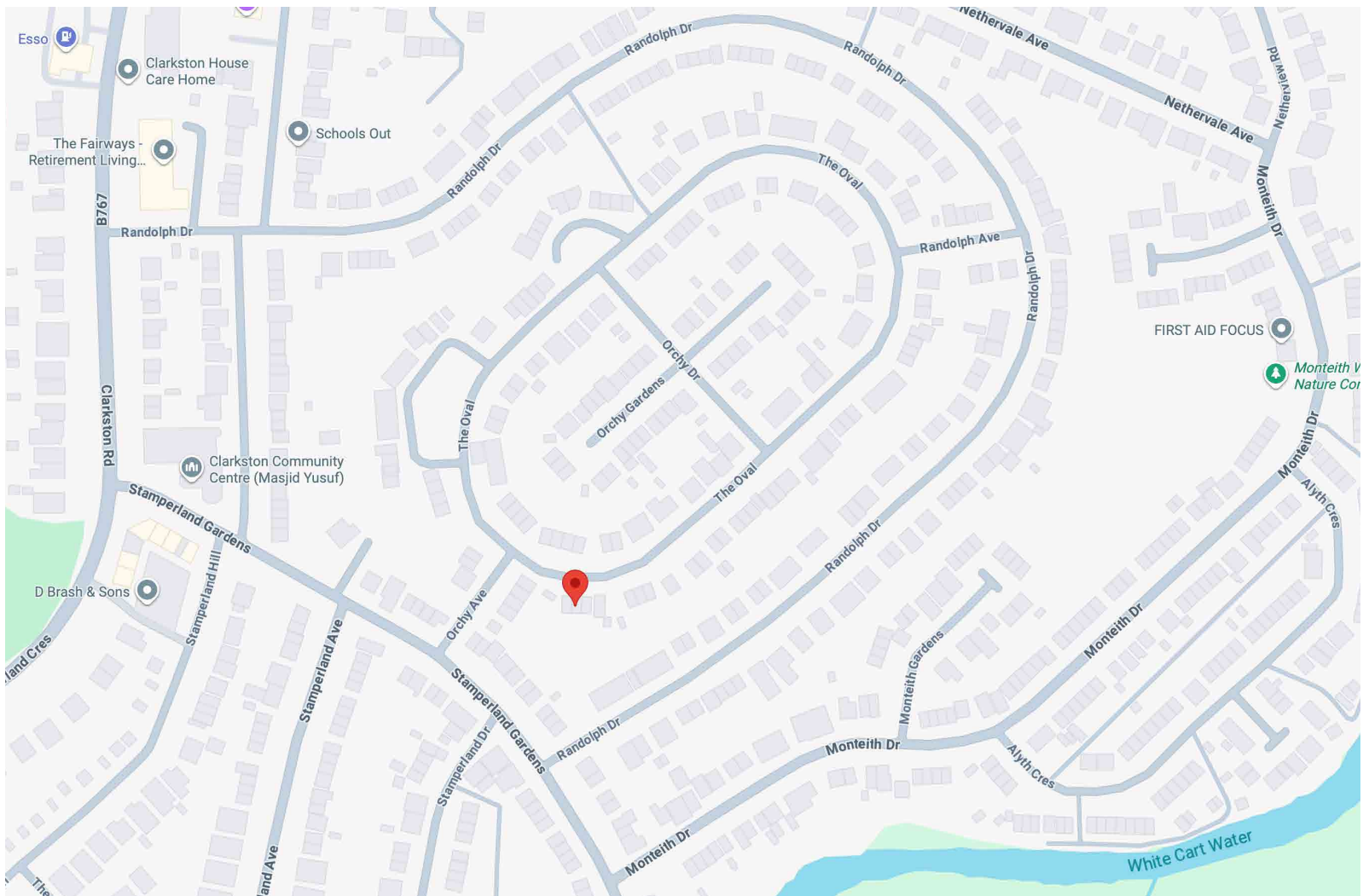


LOCATION

Clarkston and its neighbouring suburbs of Giffnock, Busby and Newton Mearns are recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. Local sports and recreational facilities include Parklands Country Club, Cathcart Castle and Williamwood golf clubs, a number of private bowling and tennis clubs and East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

The property lies within the catchment of excellent schooling at primary and secondary levels in Netherlee Primary, Our Lady of the Missions Primary, Williamwood High School and St Ninians High School.





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