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## 20 DRUMBY CRESCENT, CLARKSTON

3 | BEDROOMS   1 | BATHROOM   3 | PUBLIC ROOMS

### **A lovely semi-detached villa set within generous level gardens.**

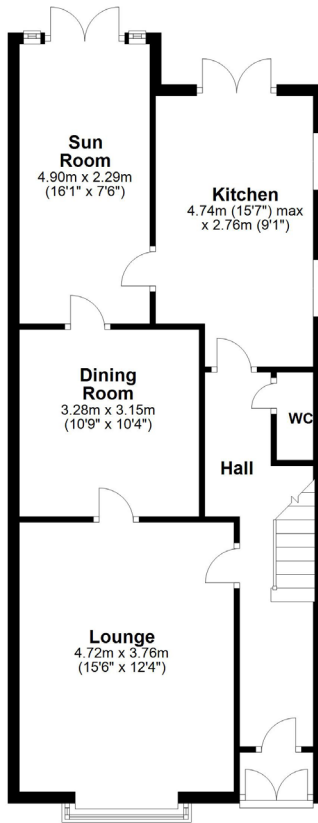
This traditional semi-detached villa enjoys a popular location within this highly sought after pocket of Clarkston. Set within private level garden grounds and enjoying a preferred position within this address, the subjects offer a great opportunity to the local marketplace.

The ground floor accommodation extends to entrance porch, traditional style reception hallway, generous bay windowed lounge to front with feature fireplace, lovely dining room to rear with access to extended sun room, modern fitted kitchen with a range of wall and base mounted units and access to gardens at rear. Upstairs a bright and spacious landing area gives access to fantastic bay windowed master bedroom with fitted wardrobes, spacious second double bedroom, good third bedroom and modern main family bathroom. Additional storage provided by way of attic space. The specification of the property includes a modern system of gas central heating, double glazing, security alarm system and the subjects have been well maintained and are well presented in neutral decorative tones throughout.

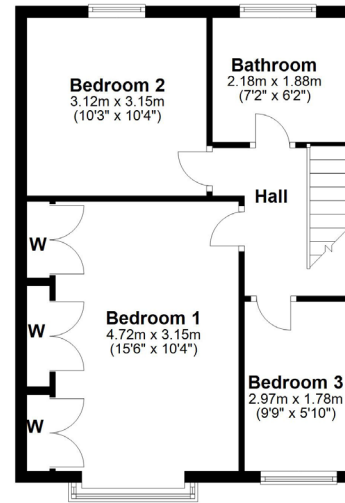
Externally the property is set within level garden grounds easily maintained by virtue of large lawned area. The gardens are private and fully enclosed. Driveway to front providing vehicular parking leading to detached garage.



## Ground Floor



## First Floor



CC0530 | Sat Nav: 20 Drumby Crescent, Clarkston, G76 7HJ

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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## **LOCAL AREA & AMENITIES**

A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets and of course some of the best schooling within the Glasgow district. Pre-schooling, primary schooling and secondary schooling is all found nearby. 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 train stations.

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