



**FLAT 3, 5 KIRK ROAD**  
CARMUNNOCK

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A unique first floor apartment enjoying a lovely village location.**

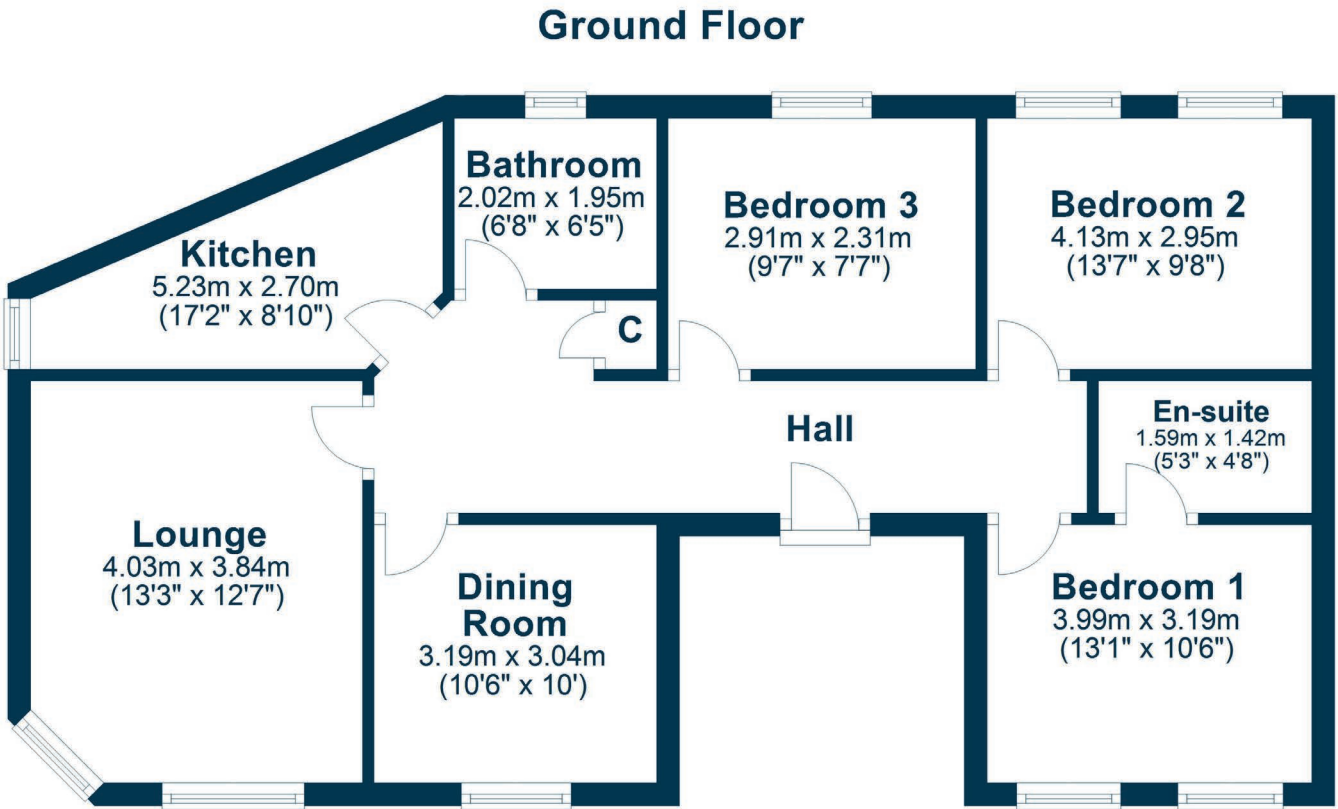
This great first floor apartment enjoys a lovely central location within the popular village of Carmunnock. Enjoying main door access and a rear shared garden area, the subjects offer a fantastic opportunity to the local marketplace.

This traditional apartment enjoys a lovely first floor position within this stone fronted period building. Entered via secure main door with staircase giving access to the flat, the accommodation comprises; traditional style reception hallway with storage adjacent, generous formal lounge to front, lovely formal dining room, spacious dining kitchen with a range of wall and base mounted units, modern main family bathroom, spacious principal bedroom with ensuite shower room, second double bedroom, and good third bedroom. The specification includes gas central heating, sash and casement style windows, oak flooring, secure buzzer entry and overall the property is well presented and decorated throughout. Externally the property benefits from access to shared residents garden / drying green. Also resident private parking.









Carmunnock is the last remaining rural village within the city boundary of Glasgow. It has a conservation centre which includes a thriving coffee shop, helpful pharmacy, excellent village shop, admired restaurant and historical Parish Church. The village has an excellent primary and nursery school. Situated on the edge of the Cathkin Braes provides easy access to a full range of outdoor pursuits such as the Commonwealth Mountain bike circuit, Cathkin Golf course, equestrian facilities and country walks. A full range of sporting and leisure facilities are also available within the surrounding district. There is a direct bus service to East Kilbride and Glasgow city centre and Busby Train Station is approximately one and half miles away also giving access to the city. The nearby suburbs of Clarkston and Newton Mearns provide independent retailers and shopping outlets and there are further covered malls in East Kilbride and Newton Mearns. Distance to Glasgow International Airport is 12.9 miles, Prestwick International Airport 29 miles and Glasgow city centre is approximately 6 miles.

**CC0669** | Sat Nav: Flat 3, 5 Kirk Road, Carmunnock, G76 9BY

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





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