



**705 CLARKSTON ROAD**  
NETHERLEE

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3 | BEDROOMS

1 | SHOWER ROOM

2 | PUBLIC ROOMS

**A traditional end terrace set within generous corner garden grounds.**

This traditional red sandstone front end terraced villa enjoys a highly convenient and central location within the sought after suburb of Netherlee. Set within generous corner garden grounds, the subjects offer a fantastic opportunity for further investment / development (subject to planning).

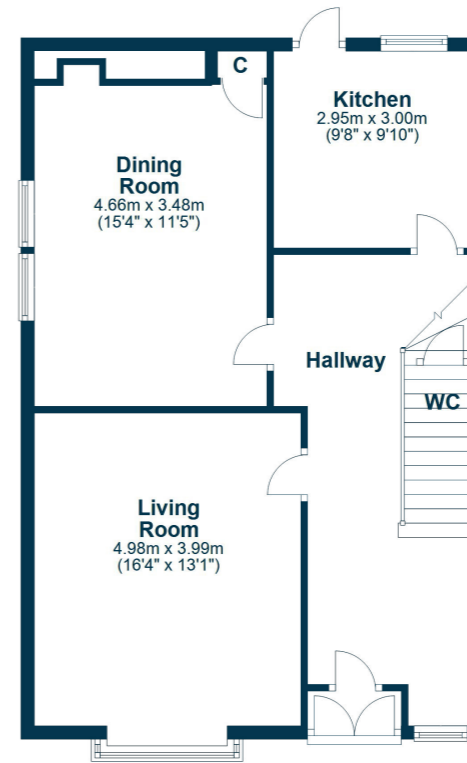
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway, generous bay windowed formal lounge to front, lovely family / dining room with window to side and gas fire, fitted kitchen with access to rear gardens and understairs WC completes this level. A bright and spacious landing giving access to spacious bay windowed principal bedroom, lovely rear facing second double bedroom, good third bedroom and main family shower room and separate WC. The attic level provides further storage and would be suitable for great further development / investment (subject to planning). Specification includes gas central heating, double glazing. Additional storage by way of cellar space.

Externally the property is set within easily maintained generous corner garden grounds which are designed for ease of maintenance. Driveway leading to detached garage accessed from First Avenue.

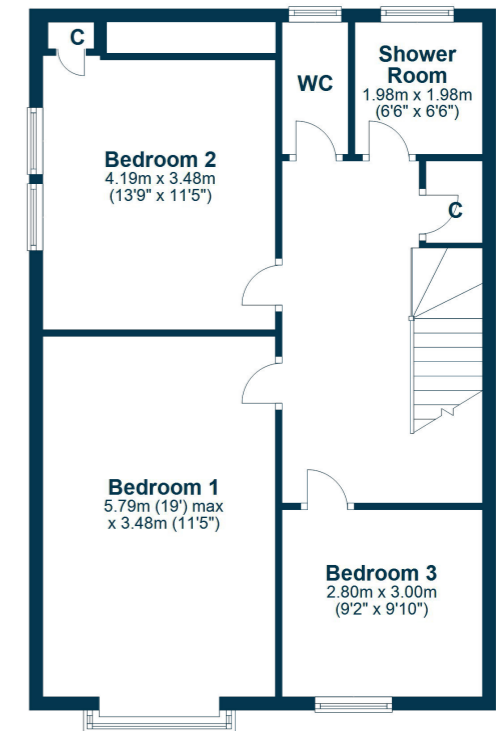




**Ground Floor**  
Approx. 67.9 sq. metres (730.4 sq. feet)



**First Floor**  
Approx. 68.8 sq. metres (740.3 sq. feet)



Netherlee is one of East Renfrewshire's most sought-after residential suburbs and is a haven for young growing families enjoying access to some of the best schooling within the local area. There is a full range of independent retailers including cafes and restaurants, and the district provides swift access via both road and rail to the city centre and beyond. There is a variety of places of worship found within the surrounding area and an array of sports and leisure activities including local parks, health clubs, gyms and golf courses close to hand in addition to equestrian pursuits.

CC0705 | Sat Nav: 705 Clarkston Road, Netherlee, G44 3UD

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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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