



**518 CLARKSTON ROAD**  
NETHERLEE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A spacious traditional red sandstone fronted mid-terrace villa situated within central Netherlee.**

This traditional red sandstone-fronted mid-terraced villa provides a great opportunity to the local marketplace. Presenting spacious and extended family accommodation encompassed over three levels, the property is set within private garden grounds and enjoys a highly convenient central location within the sought-after suburb of Netherlee.

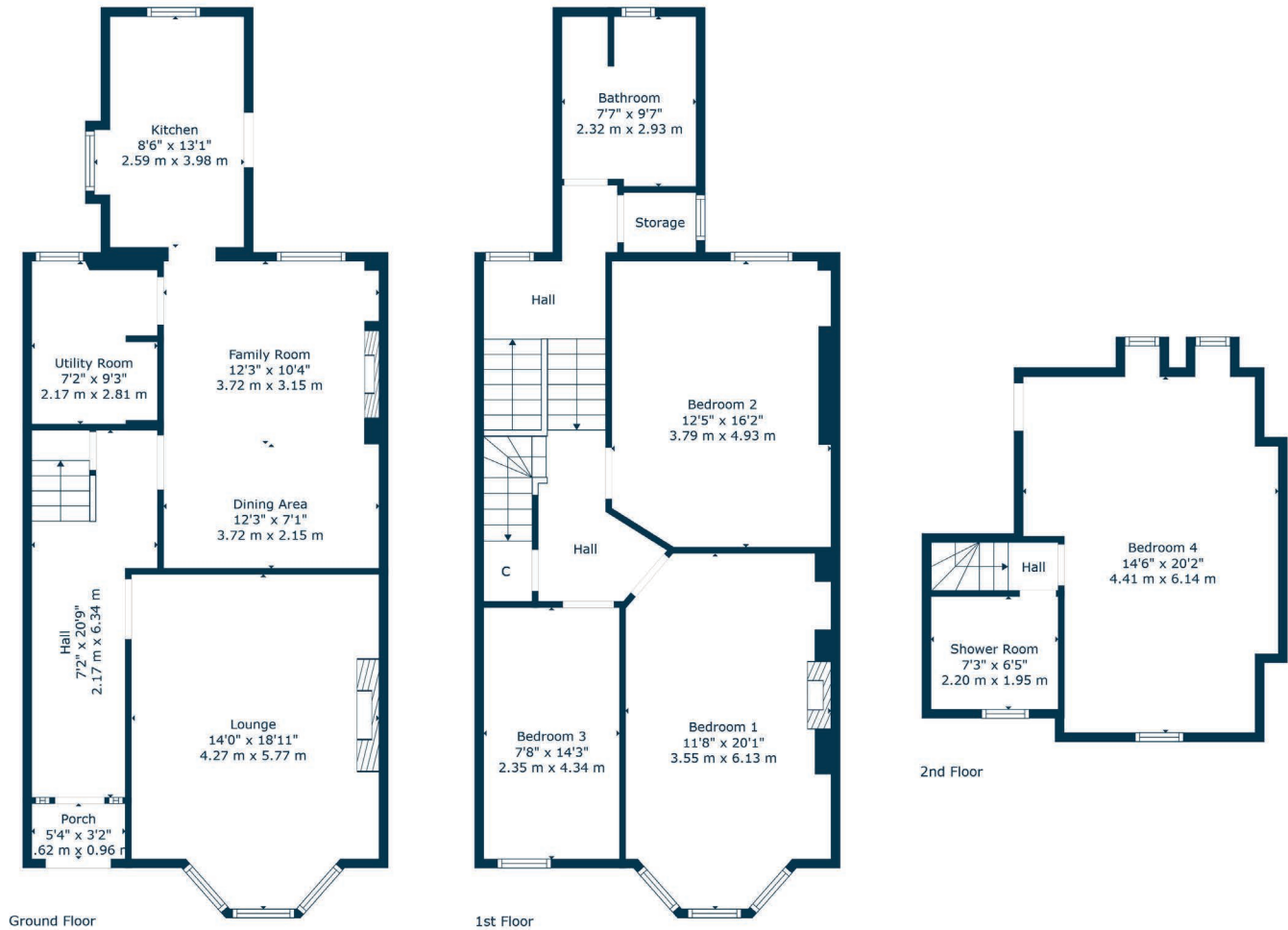
Internally, the accommodation is set over three main levels with the ground floor comprising; entrance vestibule, welcoming broad entrance hallway with lovely stained glass features and staircase leading to the upper levels, a fantastic bay windowed formal lounge to front with feature fireplace, spacious dining room with wood burning stove, kitchen with integrated appliances and wall and base mounted units and rear garden access, and a useful utility / laundry room completes this level. Upstairs a bright and spacious landing area gives access to the family bathroom with white three-piece suite and separate shower cubicle. A further short flight of stairs leads to the main landing which gives access to a fantastic master bedroom to front with bay window and feature fireplace, two further generous bedrooms and large storage cupboard. The attic space has been developed, accessed by way of a fixed staircase from the upper landing to provide an impressive bedroom with three Velux windows allowing plenty of natural light, along with a separate tiled shower room. Specification includes, gas central heating, double glazing, beautiful Canadian Maple solid hardwood flooring throughout all ground floor accommodation and fresh modern décor throughout.

Externally to the front, the gardens have been thoughtfully landscaped with an array of mature trees and shrubs, while the rear south facing garden has been fully paved, allowing an abundance of space for outdoor dining/entertaining.









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.

**CC0869** | Sat Nav: 518 Clarkston Road, Netherlee, G44 3RT

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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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