



**11A MEARNS ROAD**  
**CLARKSTON**

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







**3 | BEDROOMS**

**2 | BATHROOMS**

**1 | PUBLIC ROOM**

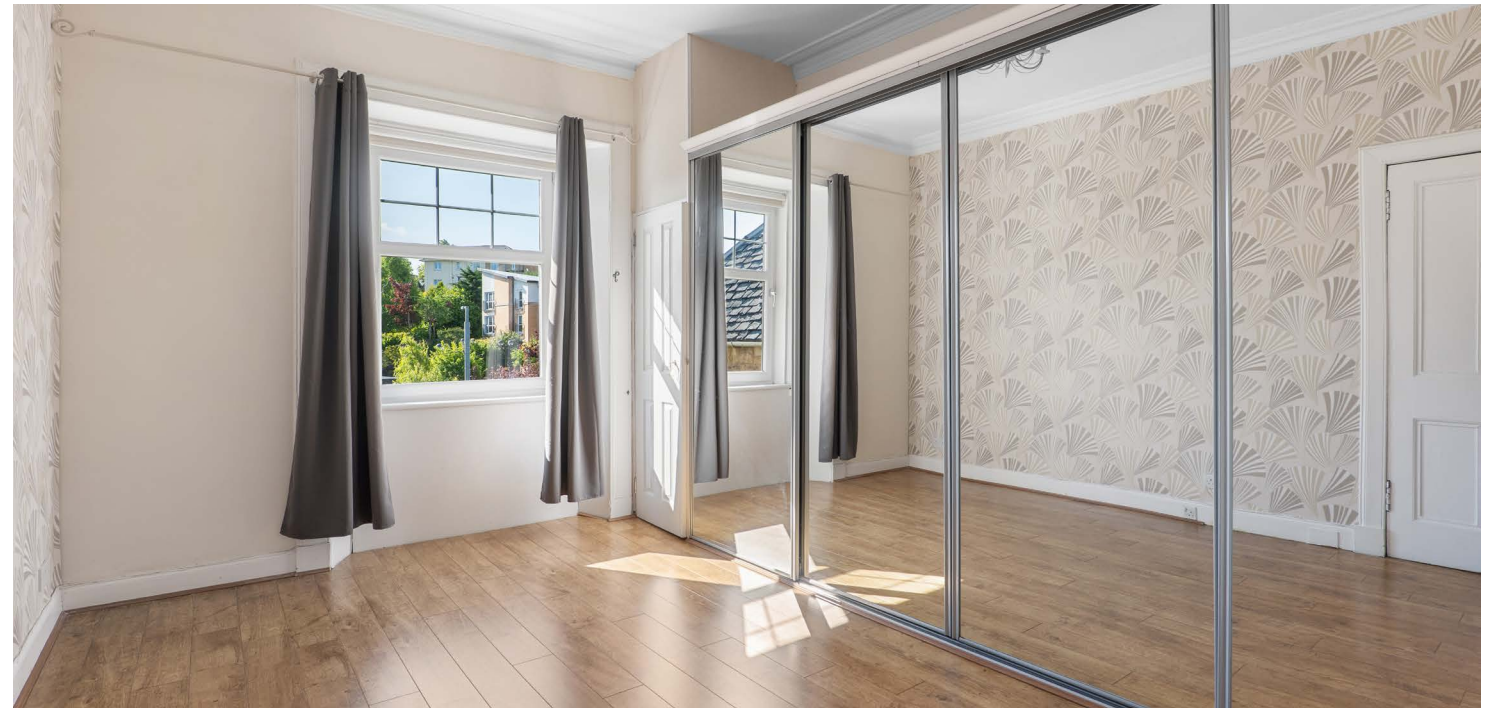
**A rarely available main door upper duplex enjoying a popular location.**

This traditional main door upper duplex enjoys a central and highly convenient location within the popular suburb of Clarkston. With the added benefit of private garage and outside garden space, the subjects offer a unique opportunity to the local marketplace and could potentially suit a variety of purchasers.

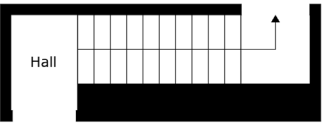
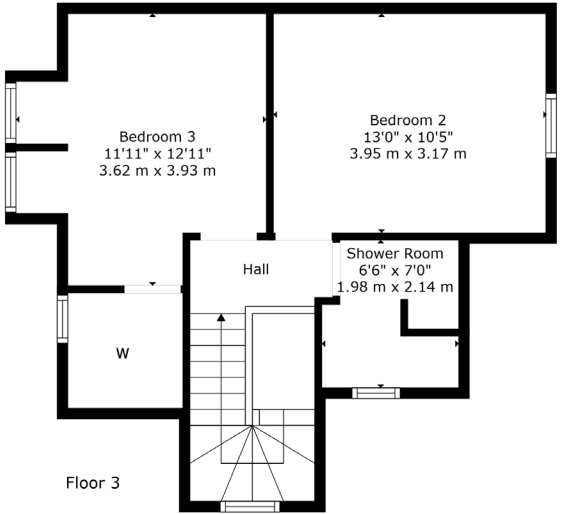
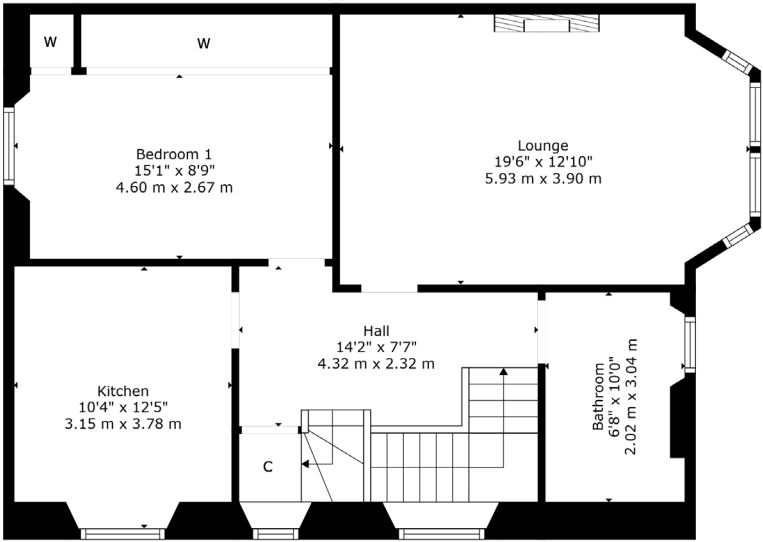
Entered via main door, the staircase ascends to first floor landing area which gives access to fantastic bay windowed formal lounge with feature fireplace, generous rear facing double bedroom with fitted wardrobes, modern dining kitchen with a range of wall and base mounted units and modern main family bathroom. Further staircase leads to the upper level which gives access to two further bedrooms, storage and shower room. Specification includes gas central heating and double glazing.

Externally the property benefits from private outdoor garden space with the significant added benefit of detached garage.









A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets, the district is synonymous with some of the best schooling in the West of Scotland. 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 and Williamwood train stations.

**CC0879** | Sat Nav: 11A Mearns Road, Clarkston, G76 7ER

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



Corum Clarkston & Netherlee  
5 Helena Place, Clarkston, G76 7RB

**Tel:** 0141 648 6000

**Email:** [clarkston@corumproperty.co.uk](mailto:clarkston@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)