



# 88 KILPATRICK GARDENS

## CLARKSTON

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**An extended mid-terraced villa within a sought-after location of Clarkston.**

This extended mid-terraced villa has been thoughtfully improved and upgraded. Set within private garden grounds, the subjects present a fantastic opportunity to the local marketplace.

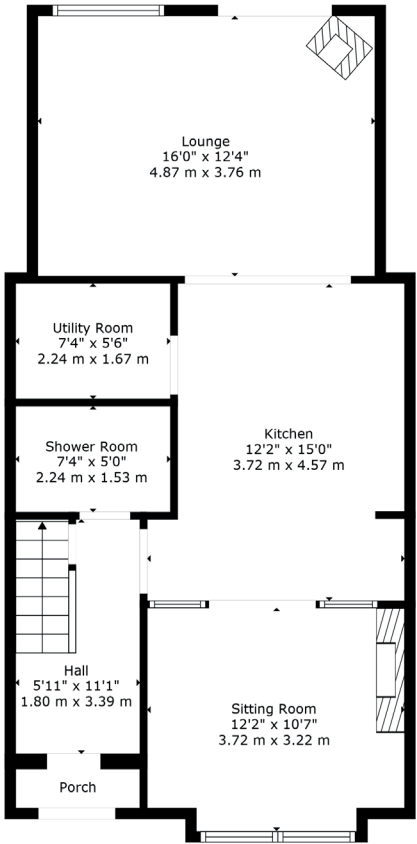
The accommodation extends to entrance vestibule, traditional style reception hallway with under stair shower room, bay windowed lounge to front with feature wood burner leading to a spacious fitted kitchen with a range of wall and base mounted units giving access to a fantastic extended family / dining room with beautiful views across the district, feature log burner and patio doors to gardens at rear. Ground floor is completed by a useful utility/laundry room. A bright and spacious first floor landing gives access to contemporary bathroom, fantastic bay windowed master bedroom to front, generous second double bedroom with lovely open aspects across the district to the rear and a third bedroom/study. The specification of the property includes a system of gas central heating, double glazing, and the subjects are presented in modern decorative tones throughout. The attic space has been floored and lined creating fantastic additional storage.

Externally, the gardens have been thoughtfully landscaped with large decked area ideal for outside dining, with steps leading to patio area and then access to garden shed. Said gardens are fully enclosed and secure. Monoblock driveway to front providing off street parking for multiple vehicles.

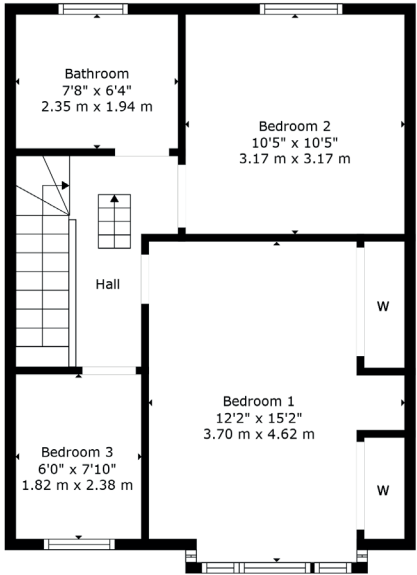




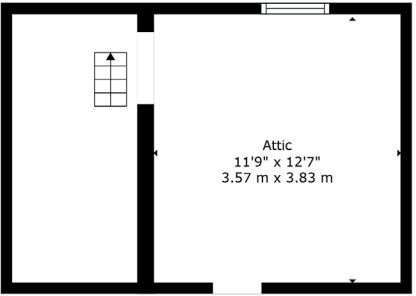




Ground Floor



1st Floor



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.

**CC0885** | Sat Nav: 88 Kilpatrick Gardens, Clarkston, G76 7RH

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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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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)