



86 KILPATRICK GARDENS

CLARKSTON

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

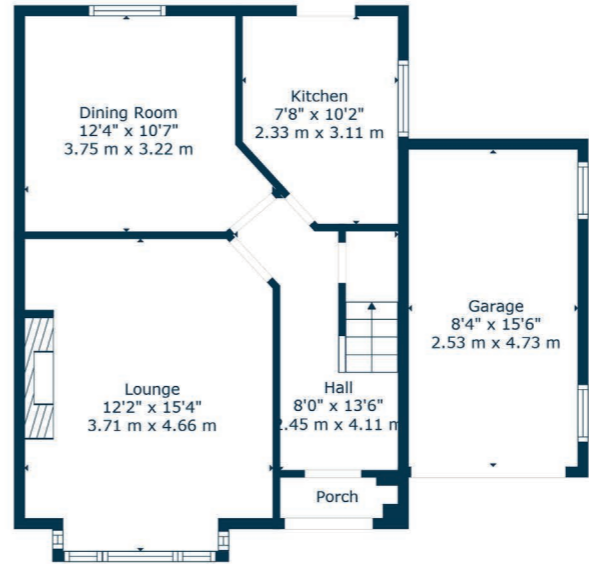
A lovely end terrace property set within private garden grounds.

This traditional end terrace property has been nicely improved and upgraded by the present owners. Set within level and private garden grounds and enjoying a broad frontage with the significant added advantage of driveway, the subjects present a fantastic opportunity to the local marketplace.

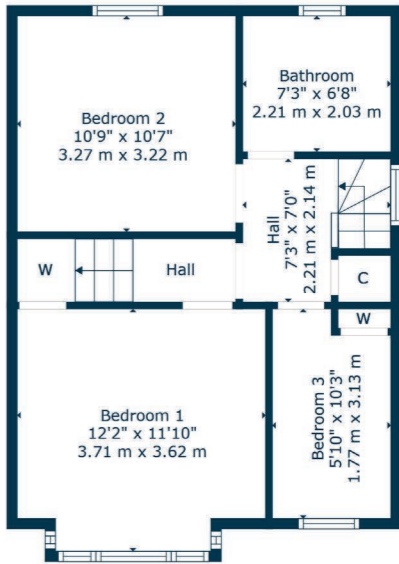
The accommodation extends to entrance vestibule, traditional style reception hallway with under stair storage, generous bay windowed lounge to front with gas fireplace, spacious dining room to rear and fitted kitchen with a range of wall and base mounted units giving access to rear gardens. A bright and spacious first floor landing gives access to contemporary bathroom with coordinated tiling and under floor heating, fantastic bay windowed master bedroom to front, generous second double bedroom with lovely open aspects across the district to the rear and a good sized third bedroom (currently used as a home office). The subjects also benefit from a floored and lined attic (12'5 x 11'9") with Velux windows. The specification of the property includes a system of gas central heating, double glazing, original flooring and the subjects are presented in light modern decorative tones throughout.

Externally the property benefits from level private garden grounds to the rear, easily maintained by virtue of lawned area and patio area. It is worthy of note the gardens benefit from extra space to the side elevation. Attached garage. Broad driveway to front providing vehicular parking.

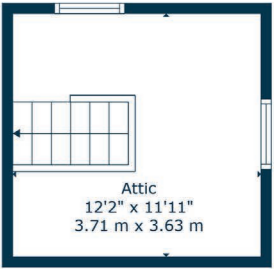




Ground Floor



1st Floor



A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets and of course some of the best schooling within the Glasgow district. Pre-schooling, primary schooling and secondary schooling is all found nearby, notably Carolside Primary School, St Joseph's Primary School, Williamwood High School and St Ninian's High School. 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 train station.

CC0893 | Sat Nav: 86 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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