



3 HILLEN ROAD
CLARKSTON

www.corumproperty.co.uk





3/4 | BEDROOMS

1 | BATHROOM

3/2 | PUBLIC ROOMS

Beautifully appointed semi-detached family home that has been systematically upgraded and extended by the current owners offering a fantastic family home to the local marketplace.

The property is perfectly positioned enjoying a quiet yet highly convenient location for all nearby facilities the district has to offer and enjoying wonderful peaceful south facing open aspects. This family home has been enhanced and reconfigured to offer family living over two levels and the specification includes a gas central heating system and double glazing.

The light and airy accommodation in brief extends to a traditional reception hallway, formal lounge to front with focal point gas fire, fitted kitchen and separate dining room at rear with access to gardens, two double bedrooms and family bathroom. The first-floor landing gives storage space and access to two further double bedrooms with ample fitted storage.

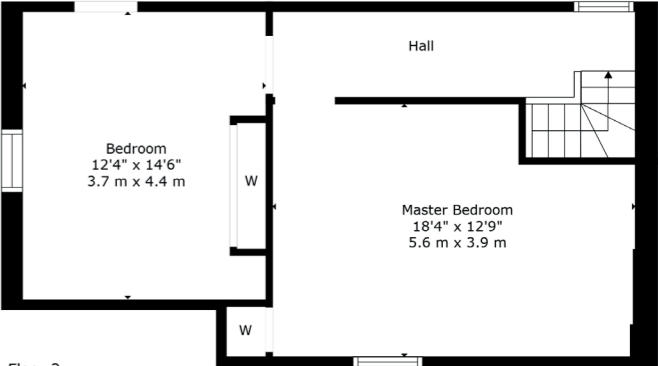
Externally the subjects enjoy level private south facing rear garden grounds and a beautiful back drop on to mature woodland. The grounds are magnificent and extremely private offering various patio areas and lawn providing an ideal space for outside enjoyment. The established gardens have a pleasant mix of mature trees and shrub borders giving all year-round interest. The front offers neat lawn and hedging with driveway to the side offering parking for multiple vehicles.

The floor plan shall provide you with a detailed layout of this fantastic family home, however, we recommend viewing to appreciate the size and convenient location on offer.





Floor 1



Floor 2



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, 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.

CC0906 | Sat Nav: 3 Hillend Road, Clarkston G76 7TH

For the full home report visit 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

www.corumproperty.co.uk