



ROKEBY

16 CAROLSIDE AVENUE, CLARKSTON

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A traditional semi-detached villa enjoying a sought-after location.

Rokeby is a traditional semi-detached villa which enjoys a sought-after location within this popular pocket of Clarkston. Set within private level south facing gardens, subjects offer a great opportunity to the local marketplace.

Ground floor accommodation extends to entrance vestibule, traditional style reception hallway, generous bay windowed formal lounge with feature fireplace, lovely dining / family room, modern fitted kitchen with a range of wall and base mounted units and useful rear utility porch with access to gardens. Upstairs, modern main family bathroom is accessed via the half landing, and the bright and spacious upper landing area gives access to generous front facing principal bedroom, spacious rear facing second bedroom and good third bedroom. Additional storage by way of attic space and this level may be suitable for conversion (Subject to planning). Specification includes gas central heating, double glazing, traditional paneled doors and ceiling heights reflective of the heritage of the property.

Externally the property is set within level easily maintained south facing garden grounds. Driveway to front provides ample vehicular parking. External shed.





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 is excellent transport provisions provided for the city centre via road and rail, from Clarkston and Williamwood train stations.

CC0916 | Sat Nav: Rokeby, 16 Carolside Avenue, Clarkston, G76 7AE

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.



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