



Property Description

Immaculately presented, three-bedroom, semi-detached family home with a garage and private gardens. The property is set on a quiet residential street and located in popular Clarkston, to the south of Glasgow city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, one single bedroom and a bathroom.

Features include gas central heating, uPVC double glazing, TV and telephone points, and integrated storage provision including a partially floored attic. Externally, the property benefits from a beautifully kept rear garden with a lawn and patio, a front garden, and a long monobloc drive leading to a large separate garage.

The entrance hall has carpeted stairs leading to the landing, and on the ground floor, it has wood laminate flooring leading into the spacious, dual aspect living/dining room which features an under stair cupboard, a living flame gas fire and ample space for lounge and dining furniture.

With a door to the rear garden, the stylish kitchen is fitted with modern units, stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated gas hob, oven, extractor hood, fridge, dishwasher and a freestanding washing machine, with a freezer and fridge/freezer in the garage.

Upstairs, set to the rear, bedroom one features laminate flooring and a built-in wardrobe with sliding mirrored doors. Set to the front, bedroom two likewise has laminate flooring and space for freestanding furniture, whilst the single bedroom may be used flexibly as a study.

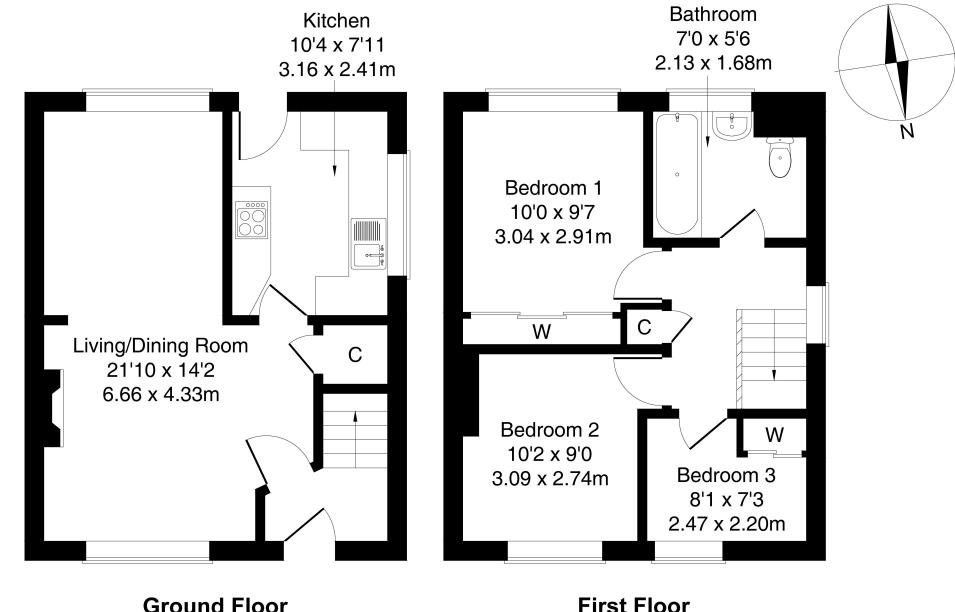
Completing the accommodation, the fully tiled bathroom is fitted with a white three-piece suite with an electric over-bath shower and chrome ladder style radiator.

A 360 Virtual Tour is available online.



17 Hillend Crescent, Clarkston, Glasgow, G76 7XU

Approximate Gross Internal Area: (746 sq ft - 71 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lying to the south-west of central Glasgow, Clarkston is a suburban town of East Renfrewshire in the Central Lowlands of Scotland. The town and surrounding neighbourhoods of Giffnock and Busby offer a range of local amenities, as well as a Morrisons, Sainsbury's and Lidl supermarket, and numerous bars and restaurants. The area is well served for golf enthusiasts with Cathcart Castle, The Whitecraigs, and Williamwood golf clubs all

close by, and Linn Park Golf Course within easy reach as well. Offering a sought-after catchment area for schooling at all levels from nursery, primary and secondary schools, including the well-regarded St Ninian's and Williamwood High Schools. Clarkston is also ideally located for the commuter, with the A77 leading straight into Glasgow and further road networks giving easy access for other routes and train stations within close proximity.





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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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