

# 3/2 107 Clarkston Road

GLASGOW, G44 3BL



*Incredibly Spacious And Well Maintained Two Bedroom  
Flat - In An Ever-Popular Location*



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Occupying a preferred top-floor position, within this handsome sandstone building in this highly popular location, is this very spacious two-bedroom flat, presented to the market in excellent condition. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been recently re-decorated and upgraded throughout with a fresh, contemporary theme. As one would expect, room dimensions are incredibly generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. A wealth of period detailing has been retained, most noticeably cornice work and ceiling roses, which will no doubt appeal to the discerning buyer.

## THE LOUNGE



On entering this property, you walk into a large welcoming hallway, which provides access to all rooms and benefits from two useful storage cupboards. Immediately impressive lounge, with a bay window to the front aspect, which floods the room with light and provides a fantastic focal point, offering views of the surrounding area. The other key focal point of the room is the (open) fireplace. A small storage cupboard is also located in this room.



# THE KITCHEN



The spacious kitchen/diner includes a good range of contemporary floor and wall mounted units, with a complementary worktop. It further benefits from an integrated oven, hob and fridge/freezer and has a washing machine and space for a tumble dryer. There is further space for a table and chairs for more informal dining and social gatherings.







There are two, well-appointed double bedrooms, both carpeted and both have ample space for additional free-standing furniture if required. Both rooms are flooded with natural light. A partly-tiled family bathroom suite, with a shower over the bath, completes the accommodation.

## BEDROOM 1



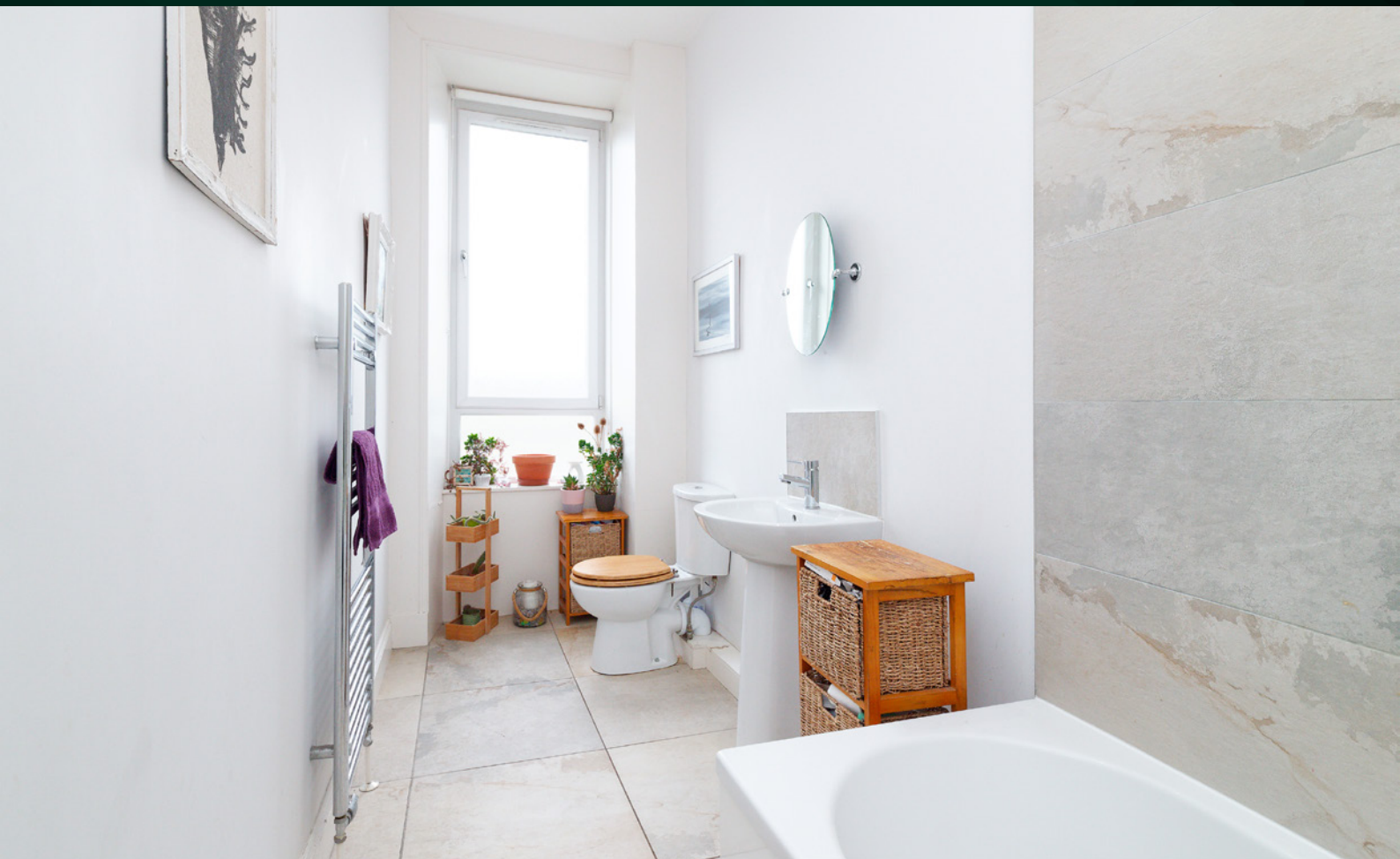


# BEDROOM 2





# THE BATHROOM





The flat also benefits from gas central heating to radiators, double glazing and a security door entry system for additional peace of mind and comfort.

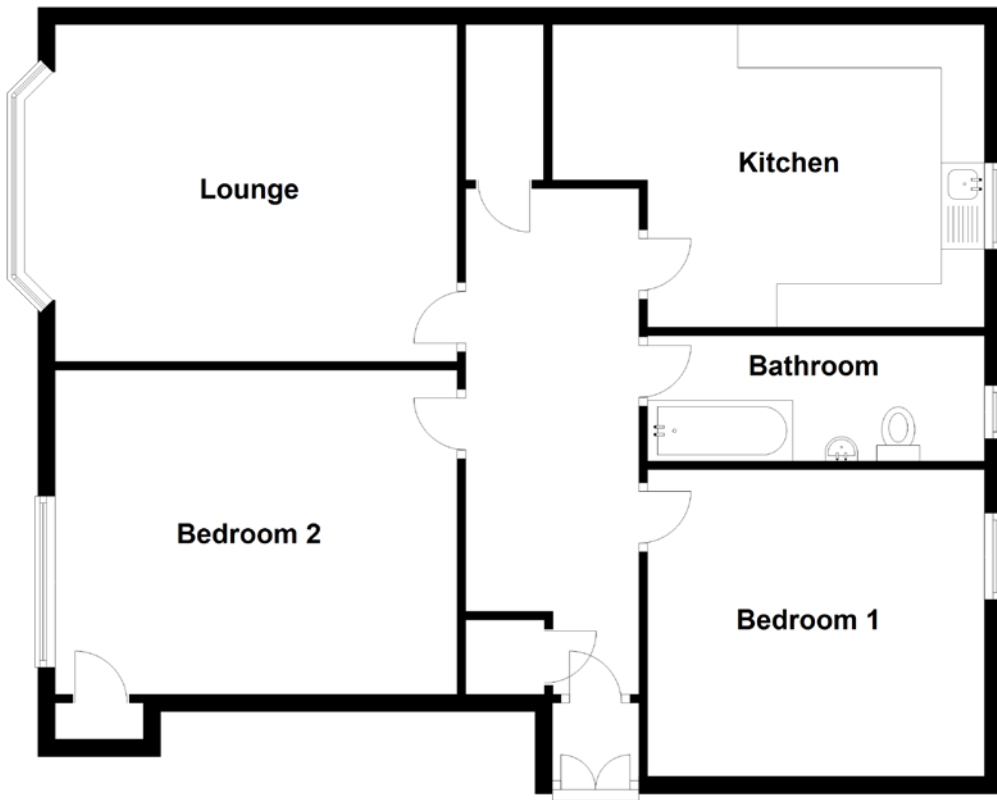
Externally, there is a well-tended communal garden. A great gathering spot where neighbourhood spirit is still alive and well. On-street parking is available in the immediate vicinity.

# THE COMMUNAL GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Lounge	4.65m (15'3") x 3.90m (12'10")
Kitchen	5.00m (16'5") x 3.50m (11'6")
Bedroom 1	3.90m (12'9") x 3.55m (11'8")

## Bedroom 2

## Bathroom

4.65m (15'3") x 3.75m (12'4")

3.90m (12'9") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: D



# THE LOCATION

The property is well positioned for all the amenities on Clarkston Road and further afield on Fenwick Road, where thriving coffee shops, restaurants and delicatessens are available.







Recreational pursuits within the area are varied, including well maintained municipal parks, health clubs/ gyms, golf courses both public and private. Linn Park is within close proximity (nature walks/trails and 18 hole municipal golf course).

Schooling is available locally at both primary and secondary level. St Fillan's Primary School, OLA and Merrylee Primary are all within close proximity. There are a number of pick up points in the South Side for Glasgow's leading independent schools.



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