



12 Moraine Drive
Clarkston, G76 7QJ
Fixed Price £219,000



Located in one of the most sought after addresses in the area, this traditional semi detached villa is set within delightful level gardens and offers well proportioned accommodation throughout.

Further Detail

A small vestibule leads to the entrance hall where there is direct access to most apartments and there is a hatch providing access via a sliding ladder to a spacious floored and lined attic.

There are two well proportioned public apartments, a lounge with front bay window and a dining room/sitting room with side facing oriel window. A door leads from the dining room to the breakfasting kitchen, a spacious and bright architecturally designed extension to the property dating from the late 1980's which is well fitted out with a range of base and wall mounted storage units, worktop surface areas, built in sink and drainer.



There are two bedrooms, one double sized to front with an oriel window and traditional fitted wardrobes and another double sized to rear, also having traditional fitted wardrobes. The final apartment is the bathroom which has a traditional 3-piece suite installed, comprising low level WC, pedestal wash hand basin and paneled bath with shower mixer tap.

The property benefits from having gas central heating and double glazing, although some minor internal cosmetic upgrading is required. Externally the attractive front garden is partly laid in lawn with flower and shrub bed features. There is a driveway to the side of the house leading to a detached single car timber garage. The rear garden, which is also well stocked with a variety of shrubs and plants, incorporates a drying green and a slabbed patio. There is also a lean to potting shed located to the rear of the garage.

The property forms part of an established and much sought after residential area, minutes from Williamwood railway station which, along with local buses, provides frequent services to surrounding districts and the city centre. For those commuters driving into the city centre and beyond, there is nearby access to the M77 motorway which links with the M8 and M74 motorways.

Clarkston is one of the prime residential locations within the south side of Glasgow, an area synonymous with some of the best pre-schooling, primary schooling and secondary schooling, the later including Williamwood High and St Ninians High. There is also a thriving retail centre within the heart of Clarkston, offering a wide range of local shops providing for everyday needs and requirements. More extensive shopping facilities are available within The Avenue shopping centre at Newton Mearns, Silverburn shopping centre at Pollok and East Kilbride Shopping Centre, all of which are easily accessible by car.

Accommodation

Entrance	
Lounge	14'3" x 12'6"
Dining/Sitting Room	11'7" x 8'3"
Breakfasting Kitchen	12'0" x 10'6"
Bedroom 1	11'6" x 9'2"
Bedroom 2	11'3" x 9'0"
Bathroom	5'9" x 5'9"



Floor plans are indicative only - not to scale.

Viewing

Through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

Entry Date

Negotiable

Home Report

A Home Report is available for this property with a valuation of £230,000.

Travel Directions

From Eastwood Toll, proceed east along Eastwoodmains Road towards Clarkston. Continue past the local shops and under the railway bridge, turning right at traffic lights into Seres Road. Turn third right into Cathkin Drive and left into Moraine Drive, where number 12 is located on the right hand side.

Contact

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