



31 CARTSBRIDGE ROAD  
CLARKSTON

31 CARTSBRIDGE ROAD | CLARKSTON G76 8DH



A quite outstanding extended detached bungalow occupying a private elevated position within large mature and fully landscaped gardens. The current owners, who have lived there some 19 years, have creatively and cleverly re-designed the bungalow to offer a fantastic family home in a highly sought after location convenient to the amenities in the Clarkston area. The property is within the catchment of sought after primary and secondary schools in the East Renfrewshire area. This is an immaculate home with the highest standard of specification and fixtures and fittings throughout, viewing is highly advised to appreciate the individuality and flexibility of the layout. With the addition of 3 separate extensions to the property over the last 13 years, the property now offers accommodation extending to 7 apartments.

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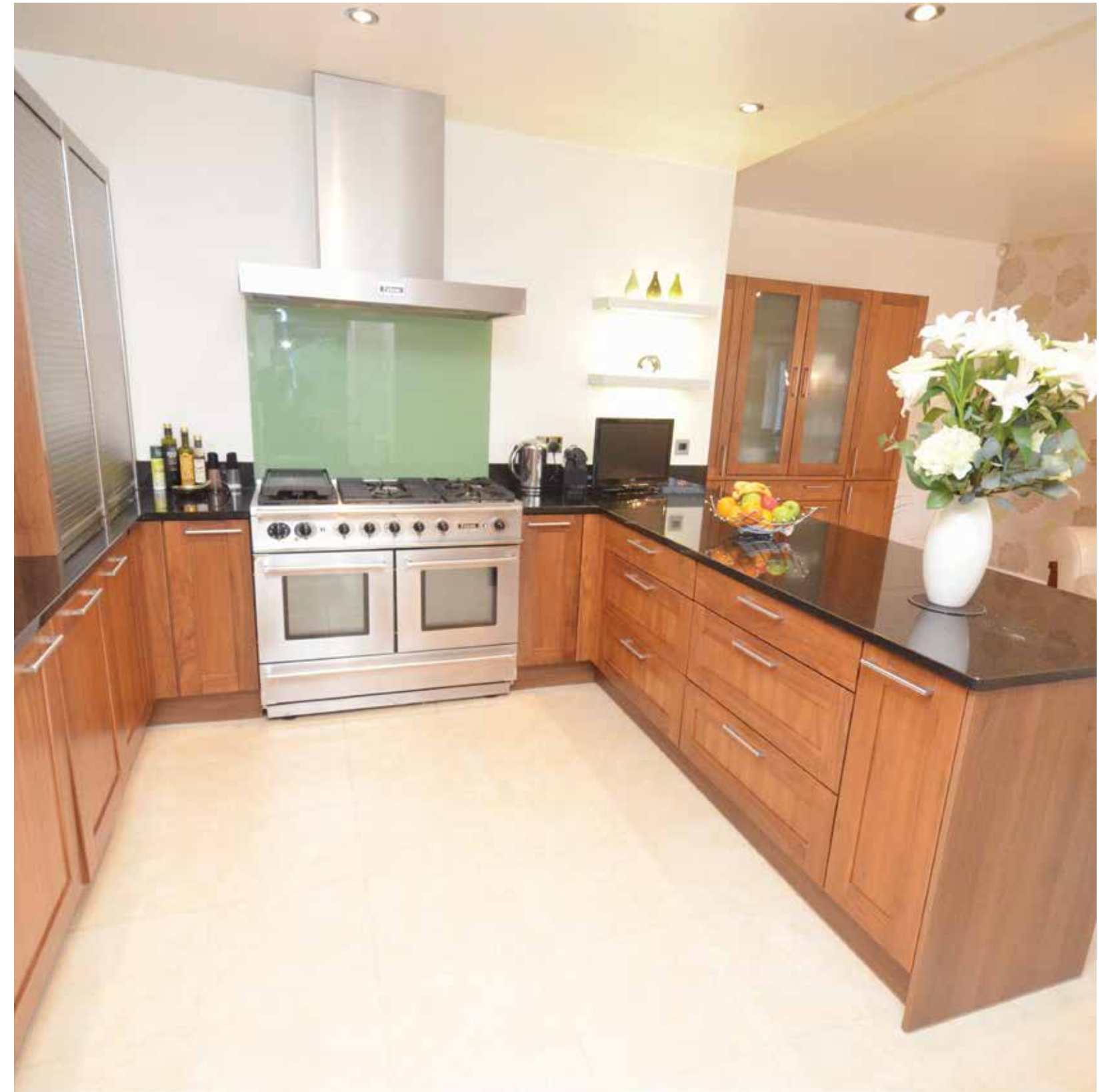


The accommodation comprises of a good sized entrance vestibule with stain glass window, a traditional reception hallway with cloaks cupboard housing the central heating boiler (5 years old) the hall has a stair to upper accommodation, a fully tiled contemporary shower room, a quite striking family room with large bay window with views onto the rear gardens, Karndean flooring and open plan to a luxury kitchen by Kitchens International with Walnut units and granite worktops. To the rear, off the kitchen, is a useful utility room with matching flooring. There is a beautiful bright formal dining room with french doors onto the gardens. To the front is a formal lounge with bay window and solid oak flooring. The ground floor boasts 2 double bedrooms, the master bedroom has access to a large dressing room with fitted mirrored wardrobes and a fully tiled en suite bathroom with underfloor heating, built in flat screen TV and a 5 piece suite, including bath, twin vanity units and walk in Hansgrohe rain shower. Bedroom 2 is a generously sized double bedroom with front facing views.

Upstairs the hallway gives access to 2 double bedrooms with excellent wardrobe and storage facilities and a large shower room.

The bungalow sits within extensive mature garden grounds to the front, there is a high degree of privacy with mature rhododendron bushes and a mono bloc path to the entrance with gate. The rear gardens offer 3 separate decked areas and a variety of decorative planting beds and mature lawns.

To the side there is a lengthy mono bloc driveway providing off street parking for a number of cars. The specification includes gas central heating, double glazing and neutral decorative tones throughout.

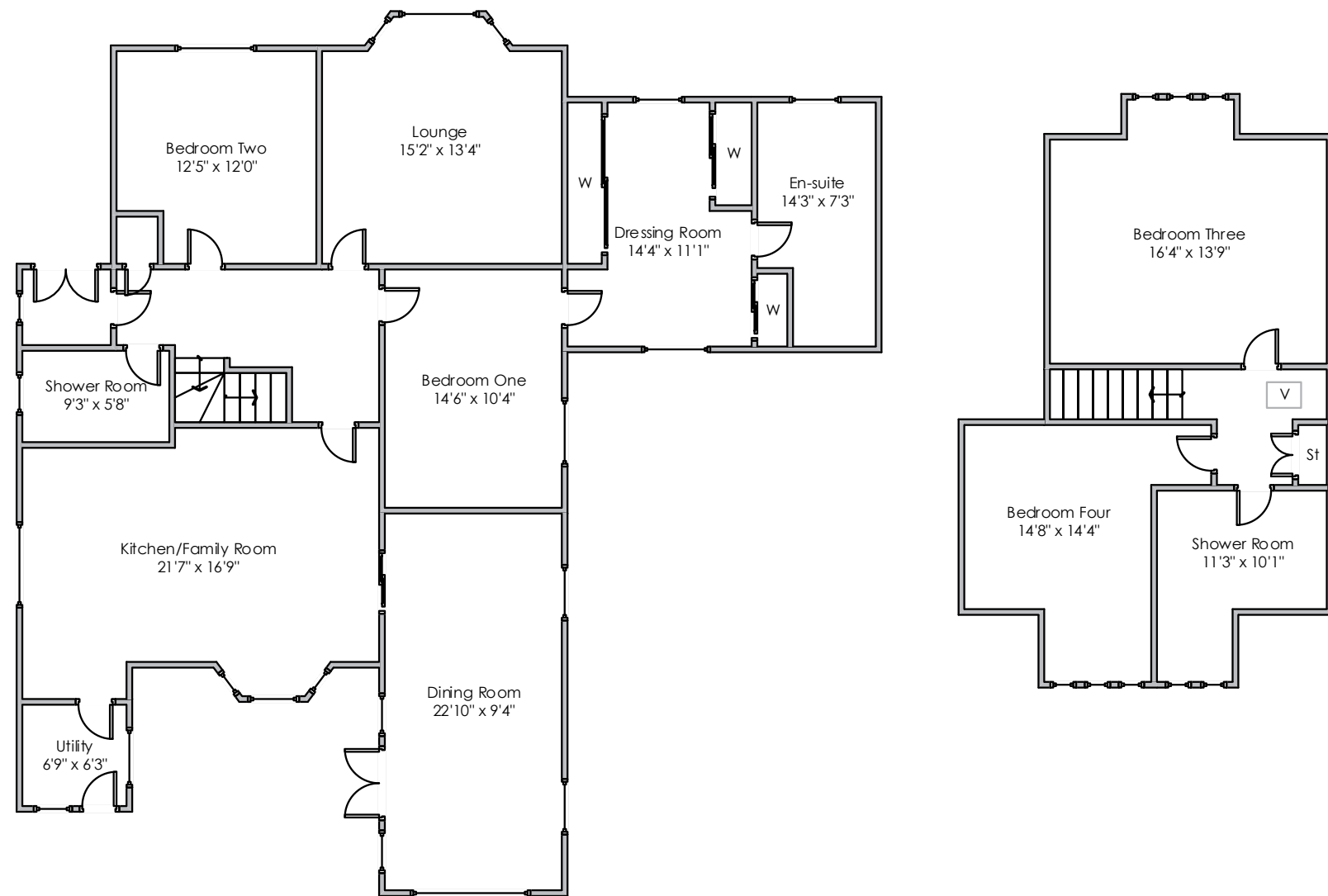








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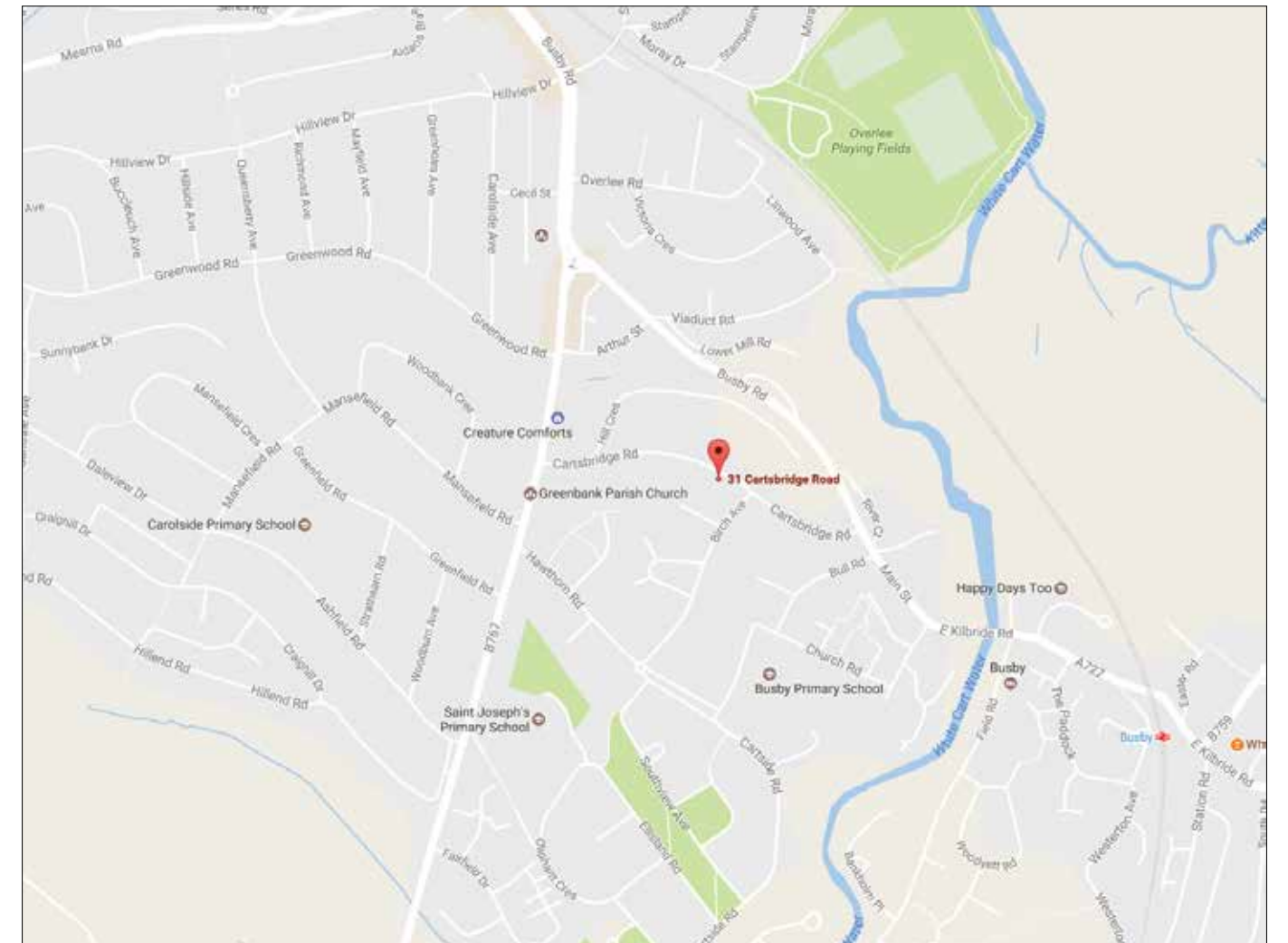


VIEWING ARRANGEMENTS

By appointment please through Clyde Property Clarkston T. 0141 534 3777 or E. clarkston@clydeproperty.co.uk

PROPERTY REFERENCE NM1538 EER RATING Band D

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LOCATION

From Clarkston Toll on Busby Road proceed to the Sheddens roundabout and continue onto Eaglesham Road. After the shops on the left turn left into Cartsbridge Road. No 31 can be found on the right hand side at the top of the hill.

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.





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