



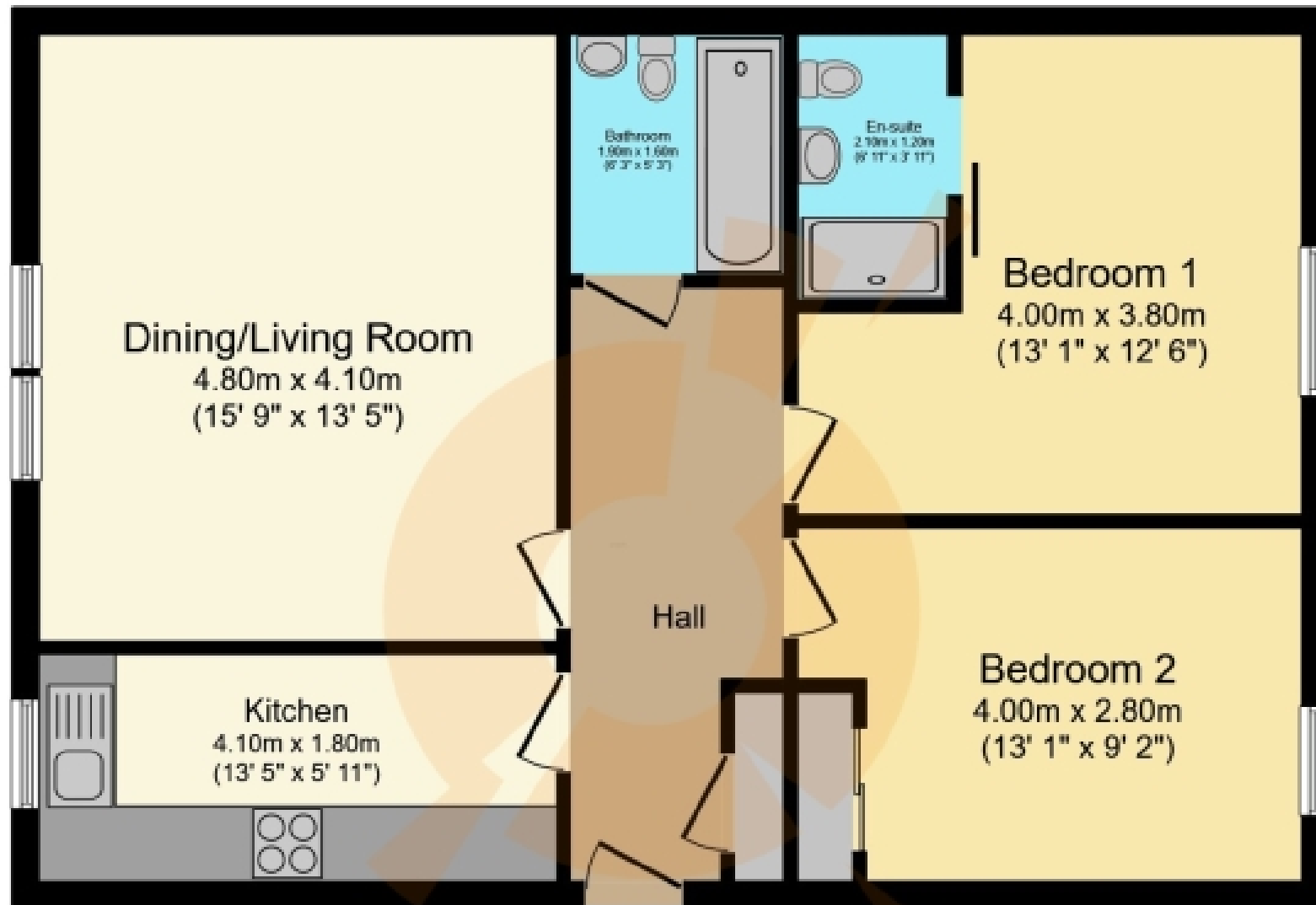
**174 Clarkston Road, Glasgow,**

**Offers Over £170,000**









## Floor Plan

Floor area 67.0 m<sup>2</sup> (721 sq.ft.)

**TOTAL: 67.0 m<sup>2</sup> (721 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\*Charming Contemporary Ground Floor Apartment in Prime Southside Glasgow Location \* NEW BATHROOM & EN-SUITE \* HD VIDEO TOUR available\*\*\* No Chain, move in and start living. Contact BOOM today for more details and a copy of the home report.

Discover the allure of this bright and spacious ground floor apartment, nestled in the highly sought-after southside of Glasgow. Boasting a central location, this contemporary home offers immediate access to an array of local amenities, ensuring convenience and a vibrant lifestyle.

Step inside to a secure and impeccably maintained common hallway, leading to an apartment with an inviting and modern living space. A bright and cheerful yellow front door welcomes you into a hallway which features a sizeable storage cupboard.

The delightful lounge is tastefully decorated with a contemporary finish, providing a serene retreat within the home. Large windows offer delightful views of the meticulously manicured gardens, allowing natural light to flood the space and creating a seamless connection with the lush greenery outside.

The modern fitted kitchen is equipped with an extensive range of white base and wall-mounted storage cabinets is complemented beautifully by the contrasting worktops with new gas hob. The kitchen also features a brand new washer-dryer and oven. A drop down wall mounted table provides the perfect place for breakfast and coffee whilst also offering additional workspace within this immaculate kitchen.

The apartment includes two fabulous double bedrooms, with the master bedroom featuring a new en-suite facility. A recently installed family bathroom further enhances the apartment's appeal. The bathroom is thoughtfully designed with a modern white three-piece suite that includes a bathtub, ideal for relaxing soaks. Contemporary tiling and high-quality fixtures create a fresh and inviting atmosphere.

Externally, the property continues to impress with neatly manicured common gardens and ample residents' parking available at the rear of the building. This superb home has an allocated parking space directly outside the entrance, perfect for easy access.

Situated on Clarkston Road, you'll find a variety of shops for everyday needs, banks, restaurants, and convenient bus and rail services, making commuting a breeze. Major roads provide easy access to Glasgow City Centre, East Kilbride, and the Ayrshire Coast, while local parks and leisure facilities offer plenty of recreational opportunities.

This charming and contemporary apartment is the perfect blend of modern living and prime location, ideal for those seeking comfort and convenience in Glasgow's vibrant southside. Don't miss the chance to make it your new home by calling Boom today.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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