



GARDEN LEVEL FLAT

0/2, 156 BUSBY ROAD
CLARKSTON
G76 8BH

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Situated near the Sheddens Roundabout and within a traditional sandstone building, this seldom available GARDEN LEVEL FLAT offers easily maintained yet well proportioned accommodation benefitting from gas central heating and PVC double glazing.

Entrance hall with deep cloaks/storage cupboard, 17'3 lounge/dining with aspects to rear over shared residents gardens, fitted open plan kitchen area comprising floor and wall mounted veneer fronted units with complimentary work tops, integrated oven and hob, secondary hall provides access to a modern fitted bathroom comprising three piece suite with electric shower above bath and wet wall panelling, to the front of the subjects is a large double bedroom with windows to front and deep utility/storage cupboard off.

The property is only a few minutes walk from Clarkston Toll with a wide and varied range of shopping, public road and rail transport, cafes and bars. The property is conveniently situated for access to Clarkston, Giffnock, East Kilbride and City Centre.

- Garden Level Flat
- 17'3 lounge/dining
- Open plan kitchen
- Large double bedroom
- Gas central heating/double glazing
- Near amenities

Measurements

LOUNGE/KITCHEN

17'3 (5.28m) x 13'2 (4.02m) at its widest points

BEDROOM

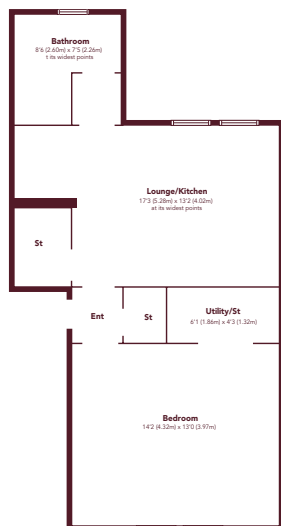
14'2 (4.32m) x 13'0 (3.97m)

UTILITY/CUPBOARD

6'1 (1.86m) x 4'3 (1.32m)

BATHROOM

8'6 (2.60m) x 7'5 (2.26m) at its widest points



Floorplans are indicative only - not to scale.
Produced by Floor Plans Ltd

Travel Directions

Traveling east along Busby Road from the Sheddens Roundabout number 156 is on right a short distance after the junction with Arthur Street on right.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf, otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Miller, Beckett
& Jackson

SOLICITORS

FREE VALUATIONS CONVEYANCING QUOTES

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

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