






Stuart Road  
Carmunnock  
G76 9BS

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## Offers Over £170,000

This spacious Mid Terrace Villa is situated in a great position in a small cul de sac and is within only a few hundred yards of the entrance to the Carmunnock Coppice Woodland which provides stunning views over the surrounding area.



The property itself is traditionally constructed and has a painted render exterior beneath a pitched, concrete tiled roof and provides some stunning open views to the front and a further views at the rear towards the village.



The front has a sloping lawned area with pathway leading to the main entrance. The larger rear garden is enclosed by fencing and has a large decked area with further lawn beyond and a wooden garden shed. The garden itself is private and has mature trees to the rear,

Internally the accommodation comprises entrance hall, main lounge/living room with picture window to the front and focal point fireplace which would be ideal for a wood burner (subject to correct installation).



The dining kitchen area runs the full width of the property and has a nice range of white floor and wall mounted storage units incorporating built in electric hob, oven and hood, stainless steel sink and plumbing for washing machine, There is ample space to the side for a breakfasting table and then a further cupboard with the boiler which also has space for a fridge freezer.

## Home Report Valuation £180,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP743460  
Postcode: G76 9BS

Council Tax Band C

EPC Rating D



On the upper floor there are two large double bedrooms and a nice modern bathroom with new three piece suite comprising panelled bath with mains shower and screen, inset sink and w.c within a vanity unit, wet wall panelling and a modern ceiling with inset lighting.

The landing has a loft access and this area does have potential to create further space if required (subject to warrant). The property further benefits from gas central heating and double glazing.

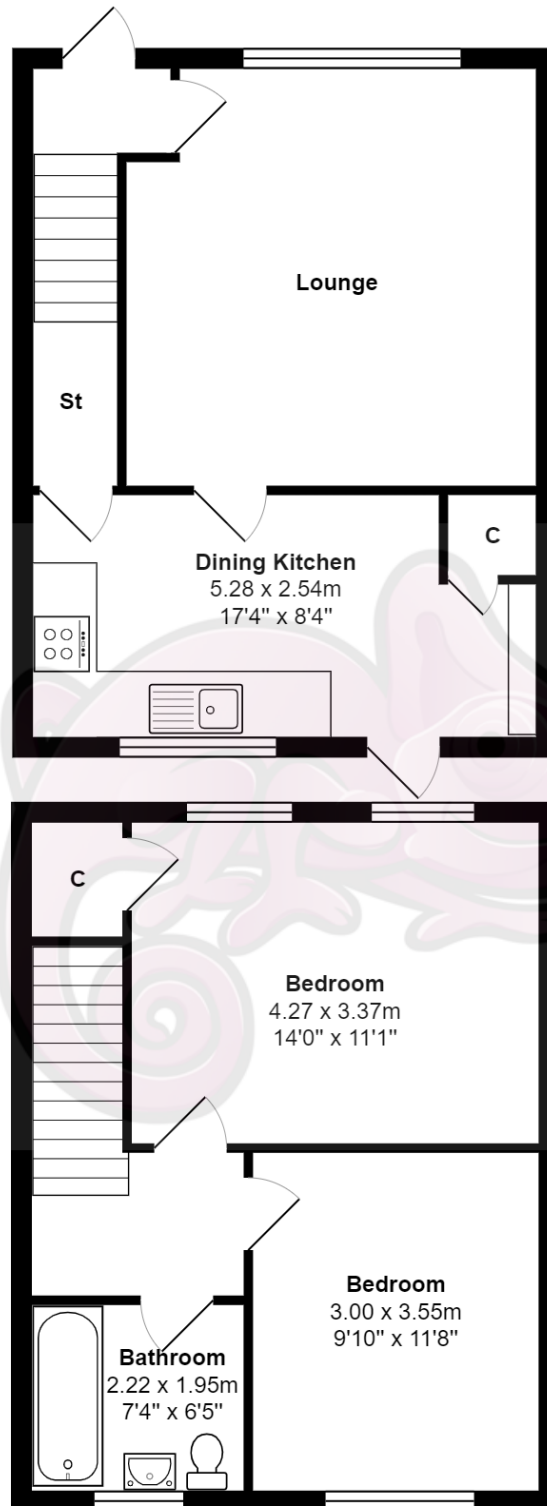


Carmunnock is the last remaining rural village within the city boundary of Glasgow. It has a conservation centre which includes a thriving coffee shop, pharmacy, excellent village shop, admired restaurant and historical Parish Church. Excellent primary and nursery school. Bus routes to the greater Glasgow area provide excellent links, and the nearby restaurants, cafes, and scenic nature walks offer a wide range of leisure activities. Situated on the edge of the Cathkin Braes provides easy access to a range of outdoor pursuits such as the Commonwealth Mountain bike circuit, Cathkin Golf course, equestrian facilities and country walks. Sporting and leisure facilities are also available within the surrounding district. Direct bus service to East Kilbride and Glasgow city centre and Busby Train Station is c. one and half miles away . The nearby suburbs of Clarkston and Newton Mearns provide independent retailers and shops and there are further covered malls in East Kilbride and Newton Mearns. Glasgow International Airport is 12.9 miles, Prestwick International Airport 29 miles and Glasgow is within 6 miles



## Vendor Comments

*The house is situated on a very quiet road with no through traffic and very child friendly surroundings*



Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Set within Carmunnock Village, the property offers access to Carmunnocks local amenities including Mitchells restaurant, Lauras Cafe, Booths General Store, Pharmacy, Petrol Station and the highly regarded local primary school. The village offers an abundance of green space and is truly picturesque.





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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 may not be to scale.

