



61 Seres Road
Clarkston | G76 7QQ

pattison&co

Offers Over £300,000



61 Seres Road, Clarkston, G76 7QQ

Presented to the market for the first time in 45 years, this generously sized and well maintained 3 bed detached bungalow is offered in exclusive Seres Road, Clarkston. The property enters by a bright and welcoming hallway giving access to all apartments. The front facing living room boasts a large double window allowing for maximum light exposure, complete with living flame gas fireplace and brings a sense of tranquillity to the room. This property benefits from a second front facing living space, currently used as a sitting room though could be used as a fourth bedroom (subject to planning if applicable), and also benefits from a feature fireplace. Bedrooms 1 and 2 on the ground floor each provide ample space for a double bed with storage, with both bedrooms enjoying rear facing views. A stair leads from the ground floor hallway to the large converted attic bedroom, and boasts panoramic views of Clarkston and beyond. The kitchen space benefits from half height tiling as well as wall and floor mounted cabinetry, with white goods to be included in the sale. The bathroom includes modern white sanitaryware with full height tiling in neutral tones. The property occupies a privileged plot with well maintained mature garden grounds and includes a rear patio area to enjoy the amenity of the west facing garden. The property specification includes gas central heating, double glazed windows, a long driveway suitable for a number of cars and a detached garage to the rear. The property is a short walk from popular Rouken Glen Park and the illustrious Clarkston Bowling and Tennis Club. The property is well served by transport links being in close proximity to both Clarkston and Williamwood train stations, connecting the property to the central belt with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 4.33m x 3.41m

Living Room: 5.00m x 4.00m

Sitting Room/ Bedroom 4: 4.68m x 4.00m

Bedroom 1: 3.70m x 4.00m

Bedroom 2: 2.62m x 3.01m

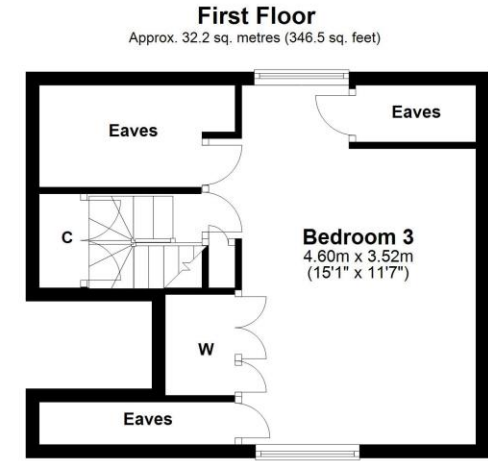
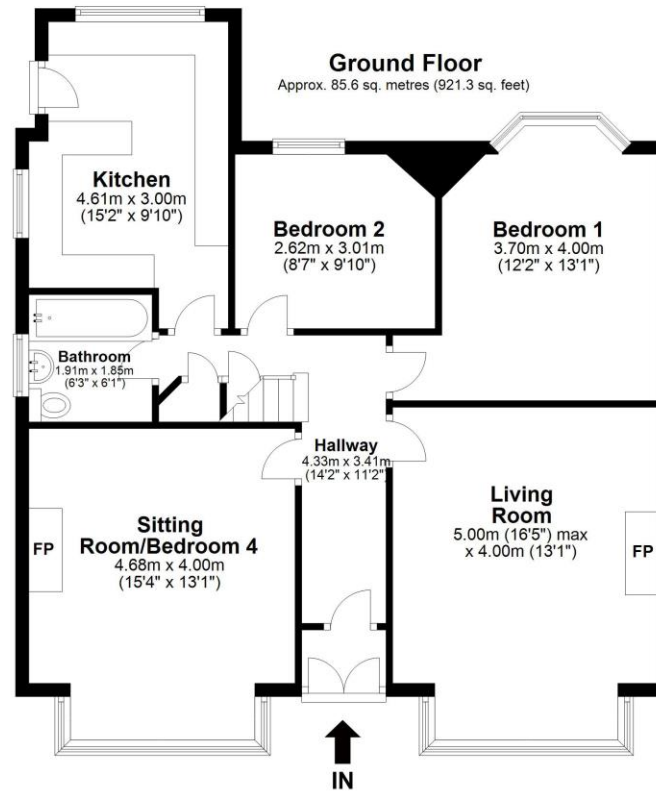
Kitchen: 4.61m x 3.00m

Bathroom: 1.91m x 1.85m

Bedroom 3: 4.60m x 3.52m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 117.8 sq. metres (1267.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.