



17 Beechlands Drive, Clarkston

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Situation

Clarkston is considered one of the primary residential suburbs on the south side of Glasgow and is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Beechlands Drive is conveniently to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services (Williamwood & Clarkston Train Stations) to Glasgow City Centre, banks, library and health care facilities.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, the property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









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Description

Seldom available, a well presented and extended detached bungalow, positioned within this sought after location, close to local amenities, schools and transport links.

The property has been well maintained by the present owners and provides flexible accommodation, over two levels, comprising:

Ground Floor: Reception hallway with staircase. Bay window sitting room with a feature fireplace and aspects to the front of the property. Family room/further bedroom. Spacious combined dining/family/kitchen. French doors to garden. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Utility room and guest WC. Bedroom one, with views to the rear garden.

Upper floor: Two further bedrooms, both with cupboard space. Eaves storage.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds to the front and rear. South facing, private rear garden, with a terrace, ideal for entertaining. Horseshoe driveway provides off street parking for several vehicles.







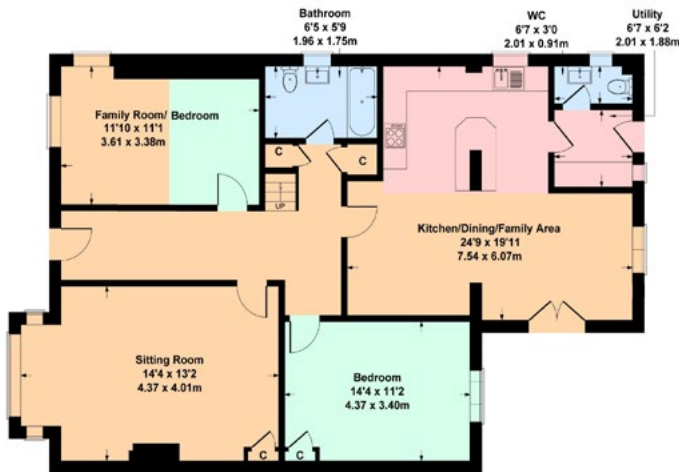
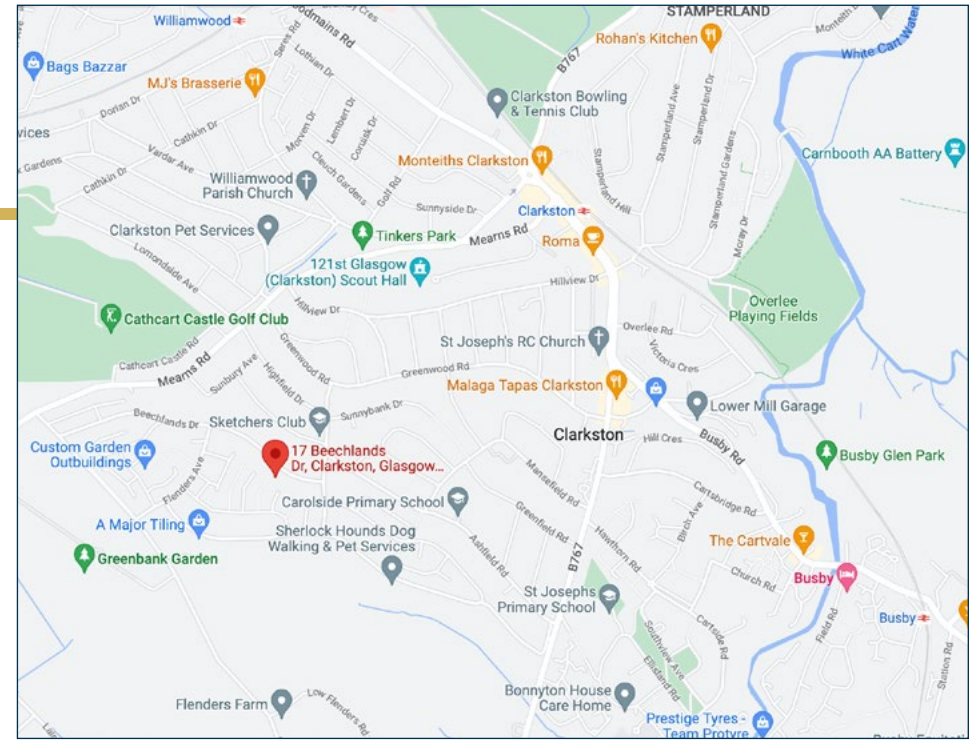


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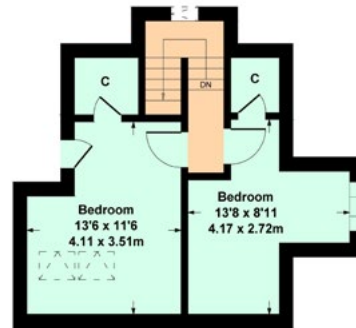


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Approximate gross internal area 1747 sq ft - 162 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

Viewing
By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings
East Renfrewshire Council
Council Tax Band: F

Fixtures and Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band C

Services
The property is supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority
East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference CLA407

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