



35 Lothian Drive, Clarkston

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Situation

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services 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 Clarkston & Giffnock tennis clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

This popular suburb 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. Clarkston is considered one of the primary residential suburbs on the south side of Glasgow.

Lothian Drive is conveniently located for local shops at Williamwood and to Clarkston Toll, The Avenue Shopping Centre and Waitrose at Greenlaw Village Retail Park in Newton Mearns. In addition, this property sits within the catchment area for the highly reputable Primary and Secondary schools, including Williamwood and St Ninian's High Schools.









Description

Seldom available and unique to Lothian Drive, a beautifully presented red sandstone fronted detached bungalow with double bay windows and horseshoe path, located within this sought after pocket of Clarkston, close to local amenities, shops and transport links.

This home affords well appointed and flexible accommodation, formed over two levels and comprises:

Ground Floor: Welcoming reception hallway leading to staircase. Generous bay window sitting room overlooking the front garden. Spacious dining room, leading to the conservatory. Attractive kitchen fitted with a range of wall mounted and floor standing units, complementary worktop surfaces, integrated appliances and breakfasting bar. The kitchen also provides convenient access to the conservatory. Separate utility room. The principal bedroom features a charming bay window with unhindered views and beautiful fitted furniture. Bedroom two is of double proportions and currently being used as a home office. Stunning house bathroom with large bath and spacious separate shower enclosure.

First Floor: Two spacious double bedrooms linking to an immaculate Jack and Jill ensuite bathroom.

The property is further complemented by gas central heating and double glazing. Well kept garden grounds with a patio, ideal for entertaining. Double driveway leading to both a garage and side gate, giving all round access to the property.







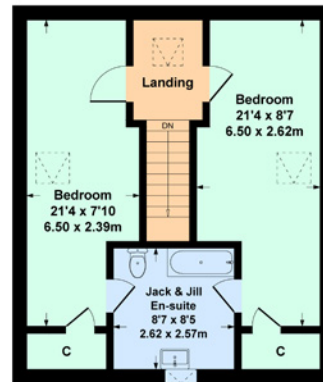
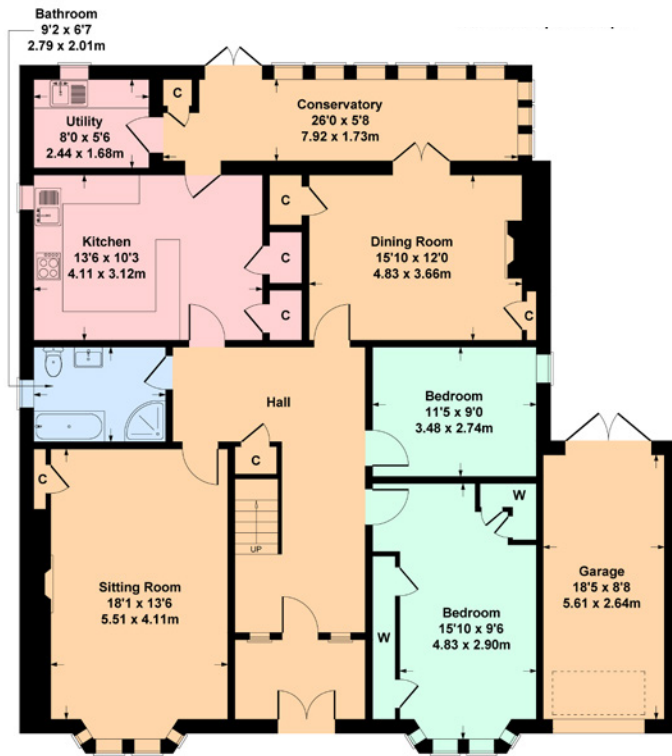
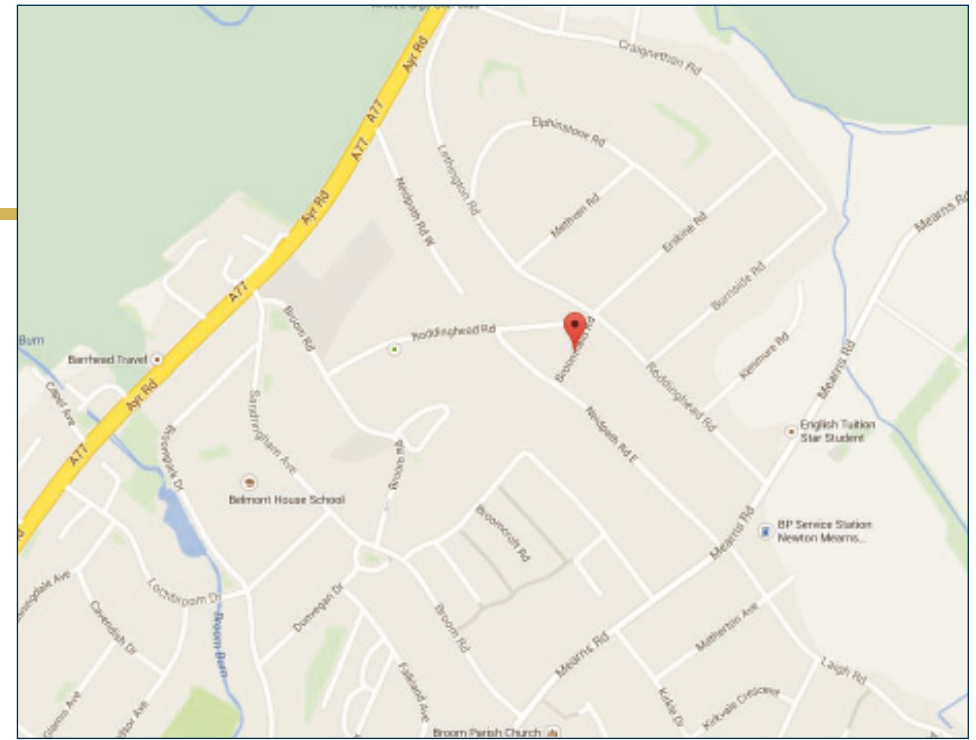


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35 Lothian Drive, Clarkston G76 7NA

Approximate gross internal area 2,220 sq ft - 206 sq m
Main House 2,065 sq ft - 192 sq m
Garage 155 sq ft - 14 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings 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. 2021

Viewing

By appointment through
Nicol Estate Agents
1 Helena Place, Busby Road,
Clarkston, G76 7RB
Telephone 0141 638 4541
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band G

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 will be supplied by mains water, drainage
and electricity. Gas central heating.

Local Authority

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

Property Reference CLA312

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.

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