



Beechwood, 19 Strathearn Road, Clarkston G76 7TY

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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.

Strathearn Road is conveniently located for local shops on Eaglesham Road and access 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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Property Description

Seldom available, a spacious and well presented four bedroom traditional detached bungalow, occupying a generous corner southerly facing plot, located within the highly sought after pocket of Clarkston, close to local amenities, popular East Renfrewshire schools and transport links.

The property has been upgraded and well maintained by the present owners and provides flexible accommodation, extending to around 2,184 Sqft (203 Sqm) formed over two levels and comprises:

Ground Floor: Entrance vestibule. Reception hallway with staircase and storage off. Spacious bay window sitting room with a feature fireplace, enjoys open aspects to the front of the property. Bay window dining room. Family room/bedroom five, with French doors opening to the rear garden. Well appointed refitted kitchen with a range of wall mounted and floor standing units and complementary worktop surfaces. Generously proportioned principal bedroom, with fitted wardrobes and stunning three piece en-suite shower room. Utility room. A modern family bathroom completes the ground floor accommodation.

Upper floor: Landing with storage off. Three further double bedrooms. A contemporary four piece bathroom completes the overall accommodation.

The property is further complemented by gas central heating and double glazing. The property sits within a sizeable plot and comprises; well kept private garden grounds with a patio area, ideal for entertaining and well tendered lawn areas.

A driveway to the side of the property, provides off street parking and leads to a detached single garage.

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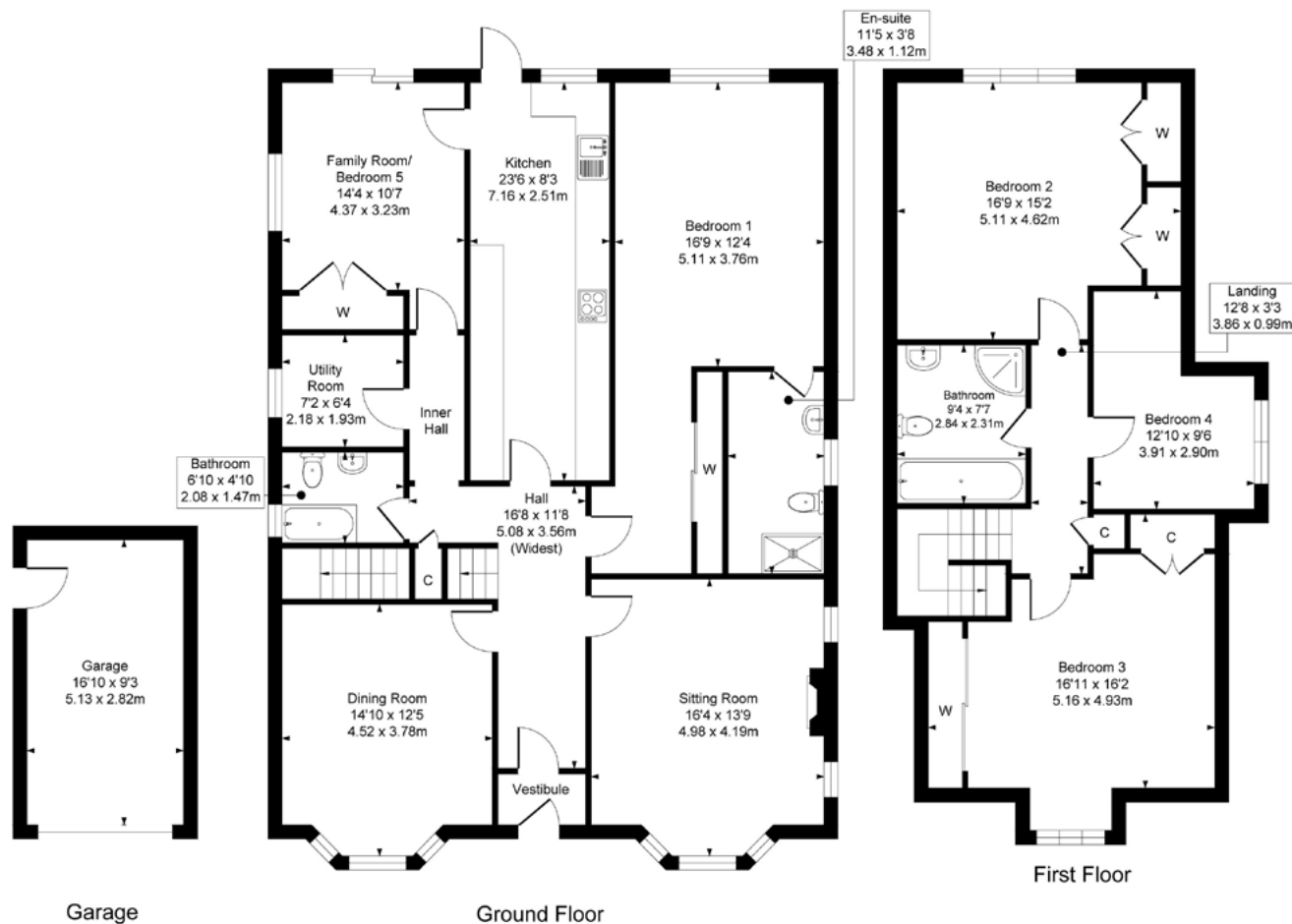






19 Strathearn Road, Clarkston

Approximate Gross Internal Area
Main House 2184 sq ft - 202.90 sq m
Garage 156 sq ft - 14.49 sq m
Total 2340 sq ft - 217.39 sq m



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. 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.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band F

Fixtures & Fittings

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

Energy Efficiency Rating

Band D

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

CLA 701