



**99 MEARNS ROAD**  
CLARKSTON

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**An extended detached bungalow enjoying a sought-after location and set within level corner garden grounds, secluded tranquil mature gardens, providing colour & all year round interest.**

This traditional detached bungalow has been extended to provide generous / flexible accommodation encompassed over two levels. Enjoying a popular location and set within level corner garden grounds the subjects offer a great opportunity to the local marketplace.

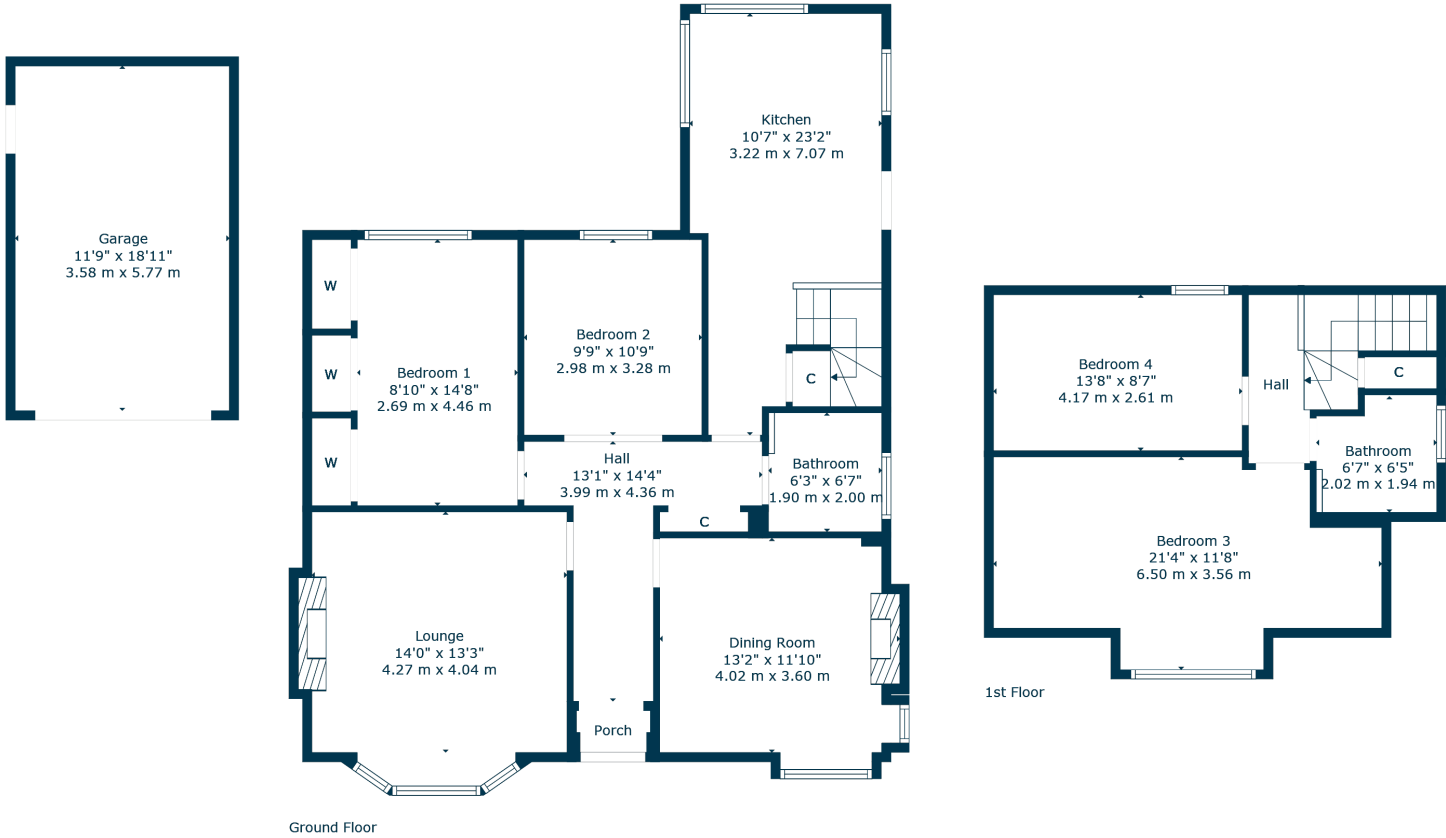
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with storage adjacent, generous bay windowed formal lounge, lovely formal dining room with corner window, Generous rear facing principle bedroom with ample wall to wall wardrobes, further good sized bedroom, modern main bathroom with jacuzzi & shower over bath and rear extension provides a spacious dining kitchen with a wall and base mounted units and access to gardens. Upstairs provides a particularly spacious double bedroom & additional bright / roomy fourth bedroom with a second modern full bathroom with shower over bath. The landing allows doorway access to extensive floored attic & further storage. Specification includes gas central heating and double glazing, fetching stained glass windows to both public rooms, interior door & staircase window.

Externally the property is nestled within charming private garden grounds including well maintained lawns, patio area, rose arbors, and a large, sheltered pergola offering the opportunity to enjoy outdoor entertaining. Spacious driveway provides ample vehicular parking. Detached garage fitted with power and light.









A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets, the district is synonymous with some of the best schooling in the West of Scotland. The shopping suburb of Clarkston offers independent retailers with cafes, delis, restaurants and there are excellent transport provisions provided for the city centre via road and rail, from Clarkston and Williamwood train stations.

**CC0870** | Sat Nav: 99 Mearns Road, Clarkston, G76 7UN

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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