



45 Stamperland Drive, Clarkston

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## Situation

This popular suburb is located approximately 8 miles to the south of Glasgow City Centre and is considered one of the primary residential suburbs in the south side of Glasgow. This property sits within the catchment area for the highly reputable Primary and secondary schools including Williamwood and St Ninian's Secondary Schools.

Clarkston is acknowledged for its standard of local amenities and provides a selection of local shops, cafes and restaurants, local library, and health care facilities. Stamperland Drive is also conveniently located for access to the regular bus and train services to the city centre and beyond.

Local sports and recreational facilities include David Lloyd Rouken Glen, Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston & Giffnock Tennis Clubs, Rouken Glen Park, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

Stamperland Drive is conveniently located for access to Clarkston Toll shops and amenities, The Avenue Shopping Centre and Greenlaw Village Retail Park in Newton Mearns.















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## Description

Set within well kept and generous corner position gardens, is this four apartment detached bungalow, located within this continually popular residential area and close to local amenities, first class schools and transport links.

The property provides flexible accommodation comprising:

Ground floor: Reception hallway. Family room overlooking the rear of the property, with views over the gardens, in turn providing access to the kitchen. The kitchen is fitted with a range of floor and wall mounted cabinets. Sunroom affording access to the gardens. Bedroom one with window to the front. Bedroom two with window to the side. Generously proportioned and bright bay-windowed sitting room/third bedroom, overlooking the front garden. The bathroom completes the accommodation.

Attic: Floored attic providing extensive storage.

The property is further complemented by gas central heating, double glazing and a driveway to the side, which provides off street parking and leads to a detached garage.

A particular feature of this property is the generous corner position garden grounds, south westerly facing rear garden. The garden grounds may allow further development, subject to the relevant consents.













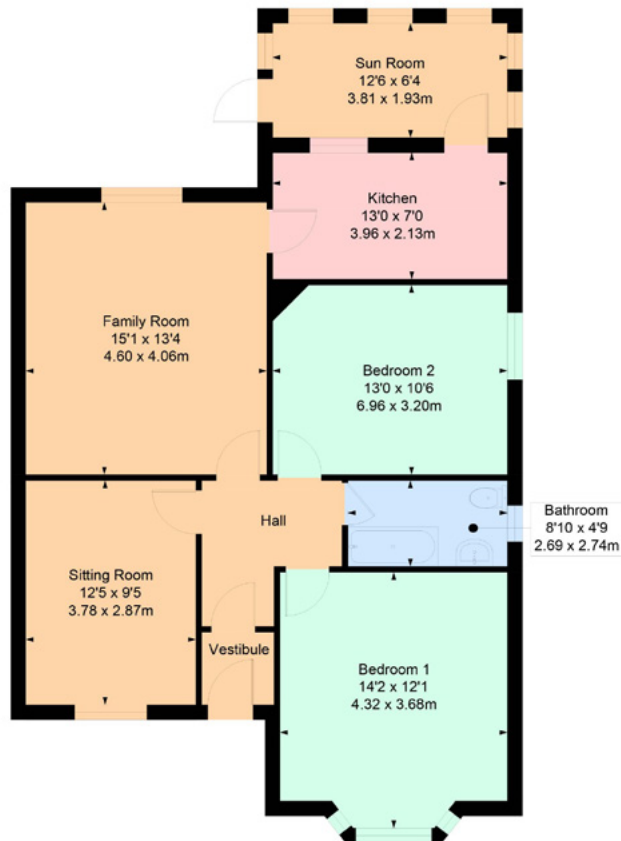


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## 45 Stamperland Drive, Clarkston G76 8HB

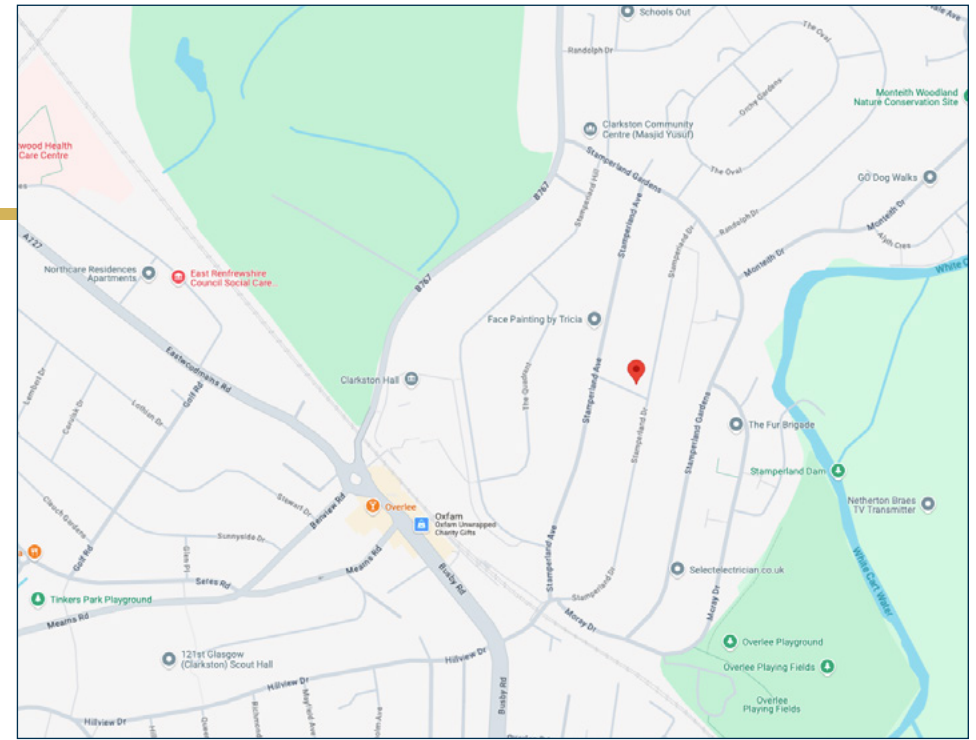
Approximate gross internal area 947 sq ft - 87.9 sq m



### 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. 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](mailto: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

### 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 549

1 Helena Place, Clarkston G76 7RB

T: 0141 638 4541 E: [clarkston@nicolestateagents.co.uk](mailto:clarkston@nicolestateagents.co.uk)

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