



33 Lothian Drive, Clarkston

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## Nicol Estate Agents

### 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.

Lothian Drive is conveniently located for local shops at Williamwood 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 Clarkston & Giffnock 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, larger style, three bedroom semi detached villa, located within this sought after pocket of Clarkston, close to local amenities, Clarkston Toll shops, popular East Renfrewshire schooling and transport links.

The property has been well maintained, although would now benefit from some modernisation, and provides flexible accommodation comprising:

Ground Floor: Entrance vestibule Reception hallway with staircase to upper floor. Bay window sitting room overlooking the front. Dining room with full height bay window enjoying aspects over the garden. Kitchen fitted with a range of wall mounted and floor standing units. Guest WC.

First Floor: Upper landing providing access to three double bedrooms. Bay window bedroom positioned to the front. Bedroom two with bay window overlooks the rear. Bedroom three, to front. The house bathroom, with three piece suite., completes the accommodation.

The property is further complemented by gas central heating and mostly double glazing. Driveway providing parking for several cars and leads to a single detached garage with workshop bench.

Well kept garden grounds, which would allow further development, subject to the relevant consents.















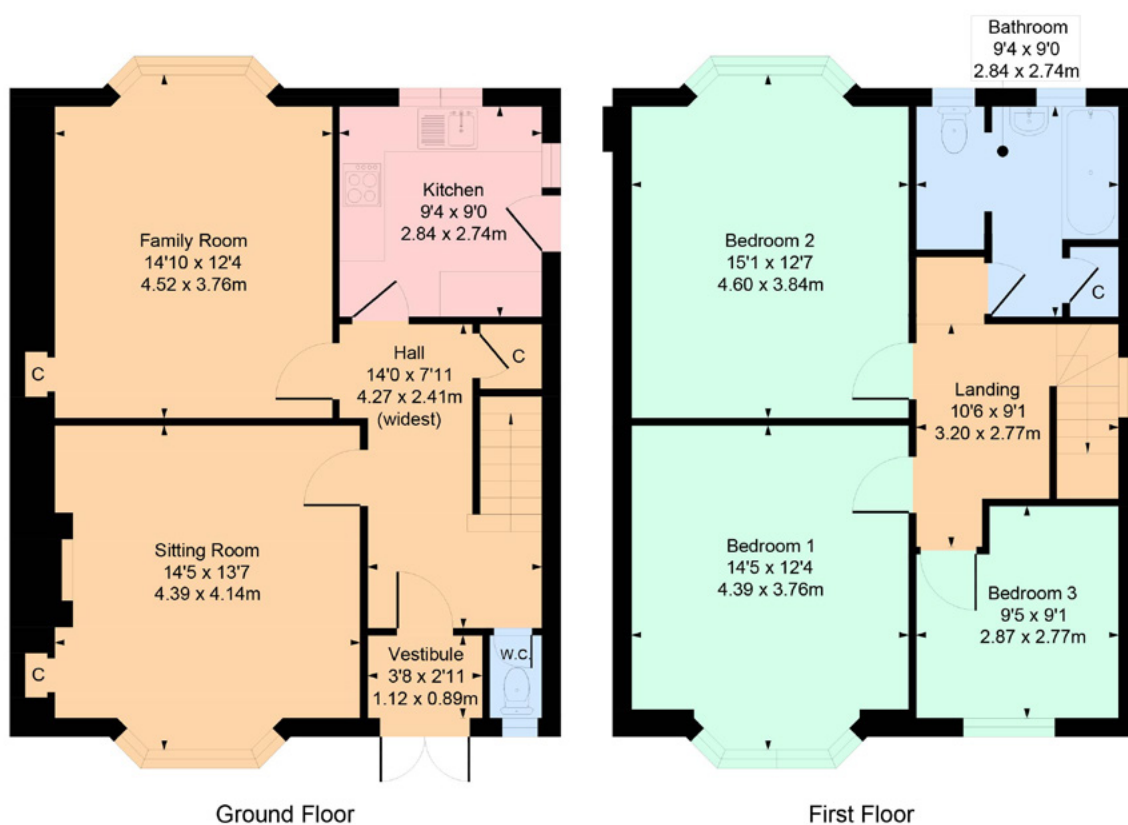


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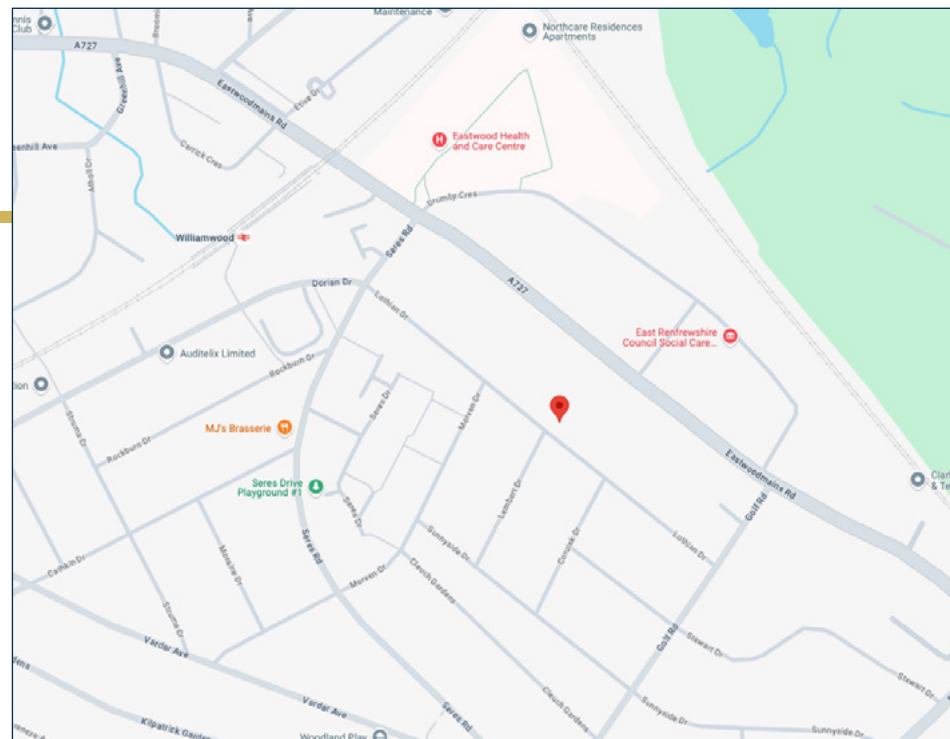
Approximate gross internal area 1216 sq ft - 112.97 sq m



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

### 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 D

### Services

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

### Local Authority

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

### Property Reference

CLA 552

1 Helena Place, Clarkston G76 7RB

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