



**84 Dorian Drive, Clarkston G76 7NS**

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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.

Dorian 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 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, four apartment traditional style detached bungalow, requiring upgrading, located within this sought after pocket of Clarkston, close to local amenities, shops and transport links.

The property now requires modernisation and upgrading and provides flexible all on the level accommodation comprising:

Reception hallway with storage. Generous bay window sitting room overlooking the front. Bay window family room/bedroom three. Kitchen. Two further bedrooms. The house bathroom completes the accommodation.

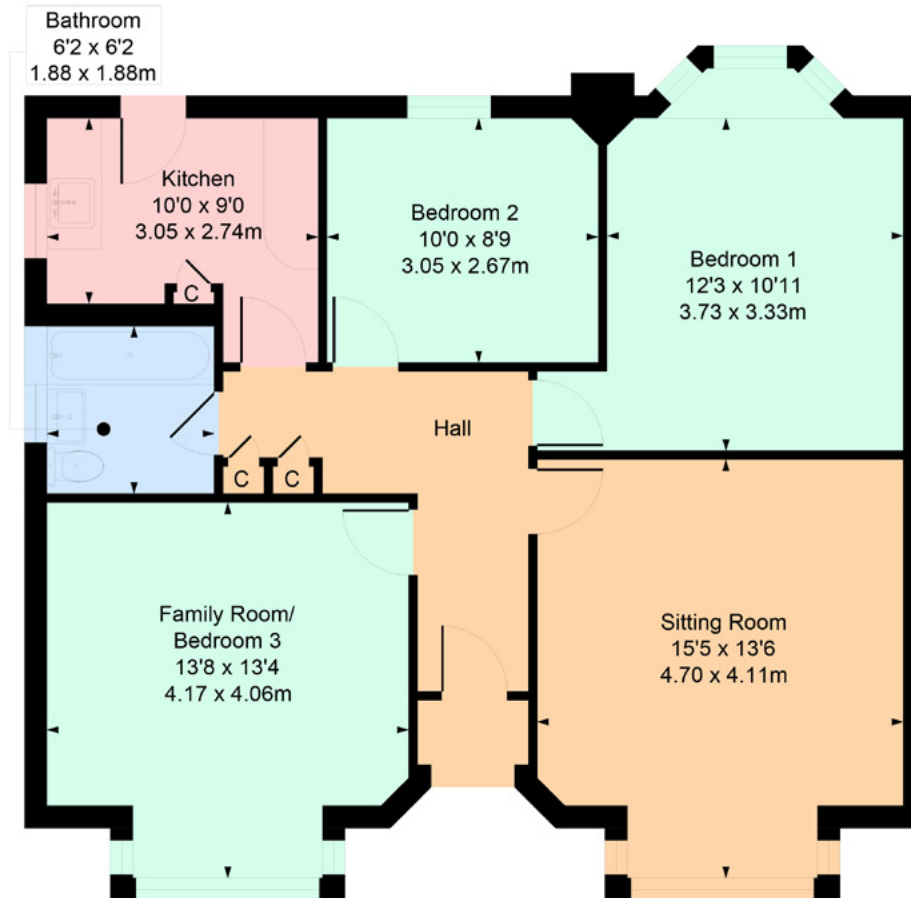
The property benefits from gas central heating and double glazing. Loft providing additional storage. Driveway provides off street parking and leads to a detached single garage.

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



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Approximate Gross Internal Area 838 sq ft - 77.85 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**

East Renfrewshire Council  
Band F

**Fixtures & Fittings**

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

**Energy Efficiency Rating**

Band tbc

**Services**

The property will be supplied by mains water, gas 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**

CLA580