



**21 Leebank Drive Netherlee, G44 3XD**

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## Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including transport links, local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, Linn Park and Rouken-Glen Park voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including St Ninian's and Williamwood High Schools.















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## Property Description

Set on a slightly elevated position, this impressively sized four bedroom/three public semi detached bungalow will ultimately appeal to the growing family market and is sure to impress on viewing.

The property has been well maintained and affords flexible accommodation over two levels, comprises:

**Ground Floor:** Entrance vestibule. Welcoming reception hall. Well presented bay window sitting room with fireplace, overlooking the front gardens. Dining room. Family room with a staircase leading to the upper level and patio doors lead to the rear garden. Extended and well appointed kitchen with a range of wall mounted and floor standing units and complementary worktops. Spacious principal bedroom. House family bathroom.

**First Floor:** Upper landing with storage cupboard. Three good sized bedrooms. Bedroom two and three share a Jack and Jill style en-suite bathroom. Bedroom four completes the accommodation.

The property is further complemented by gas central heating and is mostly double glazing.

A particular feature of this property is the well kept and colourful garden grounds. The rear garden is enclosed with terrace and lawn, ideal for entertaining and enjoys a sunny orientation.

The home report can be viewed and downloaded from the Onesurvey website: [www.onesurvey.org](http://www.onesurvey.org)

Please follow the instructions.

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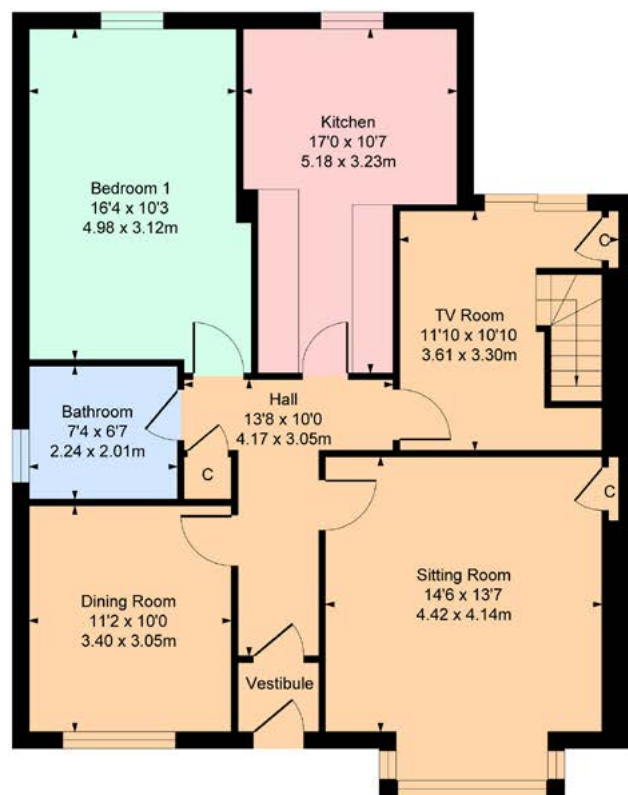




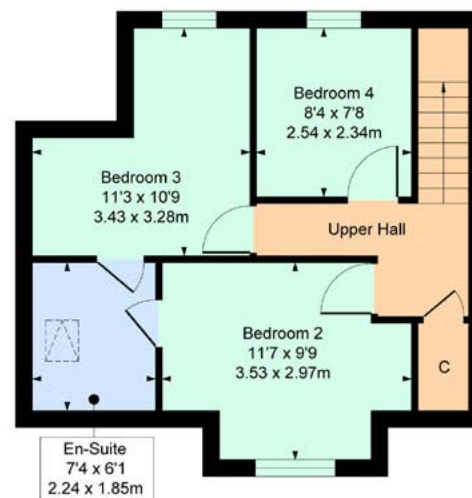
# 21 Leebank Drive, Netherlee

Approximate Gross Internal Area

1359 sq ft - 126.25 sq m



Ground Floor



First Floor

**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  
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**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

CLA 574

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