



**MITCHELLS  
ROBERTON**



Detached Villa  
92 Beechlands Drive, Clarkston, Glasgow,  
offers over £315,000





### 92 Beechlands Drive, Clarkston,

Fabulous Semi Detached Villa in prestigious South Side local. The property offers splendid panoramic views to the rear and is well presented to the market. It is situated close to local shops, public transport services and reputable schools in East Renfrewshire catchment area at both primary and secondary levels. The property is a short drive from The Avenue Shopping Centre where several good boutiques, High Street stores and an Asda Supermarket can be found. There are also several excellent golf clubs in the area. Early viewing is required to appreciate the size, style and location of this lovely family home on offer.

The accommodation extends to entrance hall, bright and spacious bay windowed lounge, separate dining room, generous fitted kitchen with integrated appliances and a downstairs cloak room on the ground floor level. On the upper level there are 3 good sized bedrooms and a family shower room. The property boasts gas central heating and double glazing and was rewired a year ago. There is also a floored and lined loft and extensive cellar space which could be converted into further accommodation subject to local authority planning permission. The gardens to the front and rear are mainly laid to lawn for ease of maintenance and there is a timber built garage to the rear.



### Entrance Vestibule

Small entrance vestibule with storm doors leading to the reception hall.

**Reception Hall** 4.10 m x 1.30 m / 13'5" x 4'3"

The reception hall provides access to the lounge, dining room, fitted kitchen (appliances) and a downstairs cloakroom. Stairs to upper landing. Central heating radiator.

**Lounge** 4.50 m x 3.80 m / 14'9" x 12'6"

Spacious lounge with bay window to the front. Inset fireplace with marble hearth to focal wall. Alcove with cupboard below. Central ceiling light. Central heating radiator. Carpet.

**Dining Room** 3.80 m x 3.30 m / 12'6" x 10'10"

The dining room has a window to the rear with panoramic views across local countryside. Fireplace to focal wall with working fire. 3 way light fitting. Central heating radiator.

**Breakfasting Kitchen** 3.00 m x 2.80 m / 9'10" x 9'2"

Well proportioned fitted kitchen featuring a range of wall mounted and floor standing units providing storage. Integrated appliances include a 4 ring gas hob, electric double oven and grill, "Hotpoint" dish washer and a "Sharp" fridge/freezer. Stainless steel splash back at cooking area. Stainless steel sink and drainer. Central heating radiator. Side door to rear garden. Door to cellars.

### Cellar

The cellar is accessed via a staircase from the kitchen. Several undeveloped areas make up the cellar and the gas housing boiler is found here. Washing Machine. Window to rear garden. Door to rear garden.

**WC/Cloakroom** 1.80 m x 1.80 m / 5'11" x 5'11"

Useful downstairs WC/cloakroom with white WC and wash hand basin installed. Opaque window to the front. Vinyl flooring.

### Upper Landing

The upper landing provides access to all three bedrooms, bathroom and a linen cupboard. A hatch in the ceiling gives access to the attic via a pull down ladder.

### Loft

Large floored and lined loft with 2 x Velux windows. The loft is accessed via a "Ramsey" pull down ladder.

**Bedroom 1** 4.20 m x 3.50 m / 13'9" x 11'6"

Double bedroom with window to the rear offering panoramic views of surrounding countryside. Central heating radiator. Carpet.

**Bedroom 2** 4.60 m x 3.30 m / 15'1" x 10'10"

Double bedroom with bay window to the front. Built in shallow cupboard. Central heating radiator. Carpet.

**Bedroom 3** 2.80 m x 2.80 m / 9'2" x 9'2"

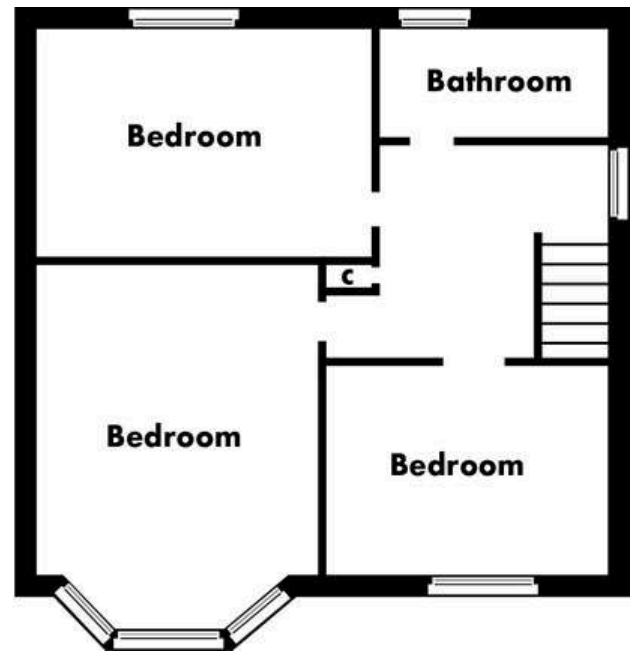
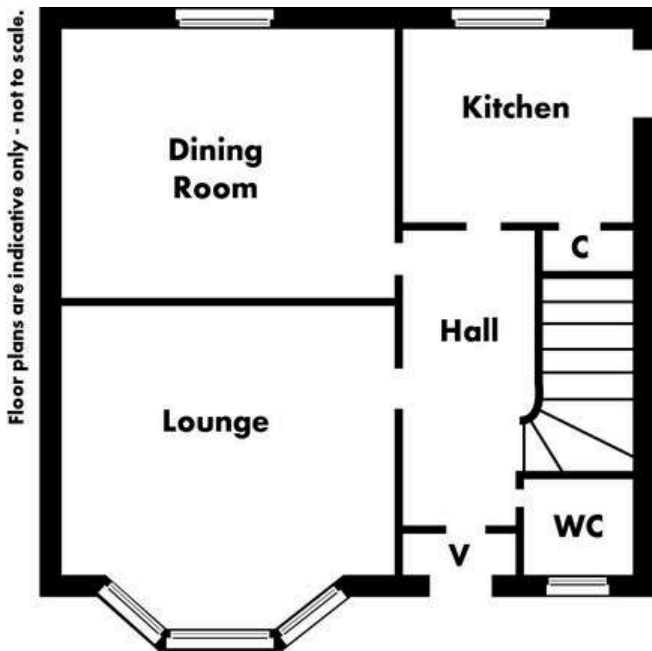
Third bedroom with window to the front. Central heating radiator. Carpet.

### Outside

There are well maintained gardens to the front and rear with access to the timber framed garage.







**SELLERS**

Client of Mitchells Robertson.

**ENTRY DATE**

Negotiable

**VIEWING**

Through Solicitors

**TAX BAND**

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**SCOTTISH STANDARD MISSIVES:**

Offers are invited in the form of the Scottish Standard Missives.

**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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