



3 SUNNYSIDE DRIVE
CLARKSTON

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2 | BEDROOMS

1 | SHOWER ROOM

2 | PUBLIC ROOMS

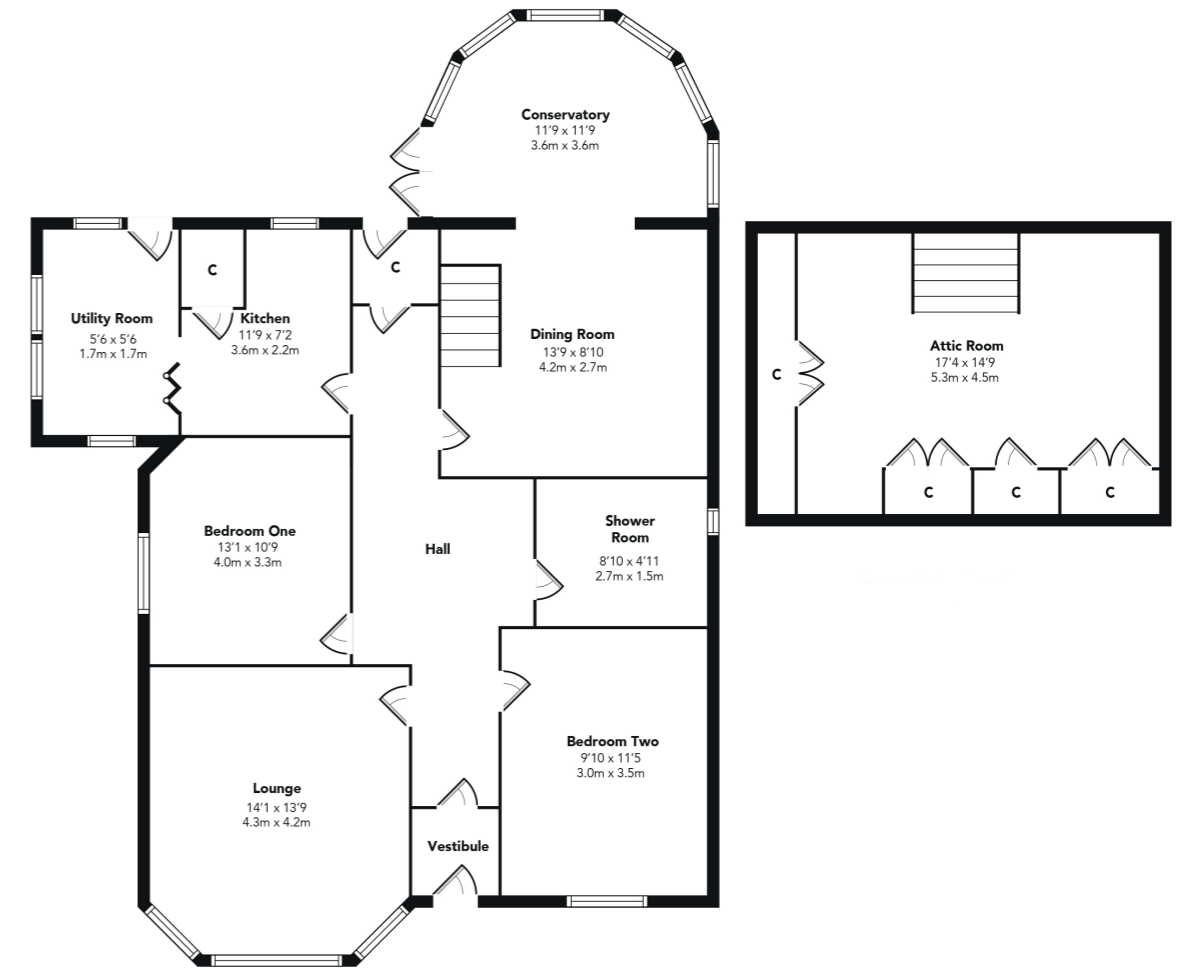
A traditional detached bungalow set within level garden grounds.

This traditional detached bungalow enjoys a convenient and highly sought-after location within this popular pocket of Clarkston. Set within level garden grounds and with the benefit of conservatory to rear, the subjects could potentially suit a variety of purchasers.

Predominately all on the level accommodation, the ground floor extends to traditional style reception hallway, lovely bay windowed formal lounge, two good double bedrooms, spacious dining room with access to lovely conservatory at rear, modern kitchen with a range of wall and base mounted units with laundry / utility room adjacent and modern main shower room completes this level. Upstairs benefits from a generous attic room which has the potential for further development (subject to planning). The specification includes gas central heating, double glazing, upgraded internal doors and decorated in neutral tones throughout.

Externally the property is set within private, easily maintained level garden grounds with patio and lawned areas, said gardens retain a high degree of privacy. Additional garden shed. Driveway providing ample vehicular parking to front.





A haven for young growing families, offering some of the best schooling within the Glasgow district. Pre- primary and secondary schooling is all found nearby, notably Carolside Primary School, St Joseph's Primary School, Williamwood High School and St Ninian's High School. The district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets. The suburb of Clarkston offers many independent establishments with cafes, delis and restaurants nearby. There are excellent transport links to the city centre via road and rail, from both Clarkston and Williamwood train stations.

CC0702 | Sat Nav: 3 Sunnyside Drive, Clarkston, G76 7PT

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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