



**98 BEECHLANDS DRIVE**  
CLARKSTON

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**Benefitting from a peaceful location adjacent to mature woodland, this well presented and deceptively spacious detached home provides bright and flexible family accommodation over three levels.**

Benefitting from a peaceful location adjacent to mature woodland, this well presented and deceptively spacious detached home provides bright and flexible family accommodation over three levels. Enjoying open views towards Cathcart Castle Golf Course and located close to popular schools, Rouken Glen Park and Whitecraigs Train Station.

Extending to over 1800 sq ft, this traditional detached bungalow has been significantly extended, upgraded and improved to deliver a fantastic family home. Enjoying a highly sought-after location within the popular suburb of Clarkston, the subjects are set within an established, corner position, mature garden grounds and provide a great opportunity to the local marketplace.

The accommodation in brief on the ground floor extends to reception hallway, spacious lounge with open outlook, family room, bedroom and bathroom. Fitted kitchen with range of base and wall mounted units and integrated appliances leading through to dining room and conservatory. The lower ground level offers utility room and various store rooms. The first floor there is a bright spacious landing area giving access to the generous principal bedroom, well-proportioned second bedroom and modern shower room. Additional storage provided by way of attic space.

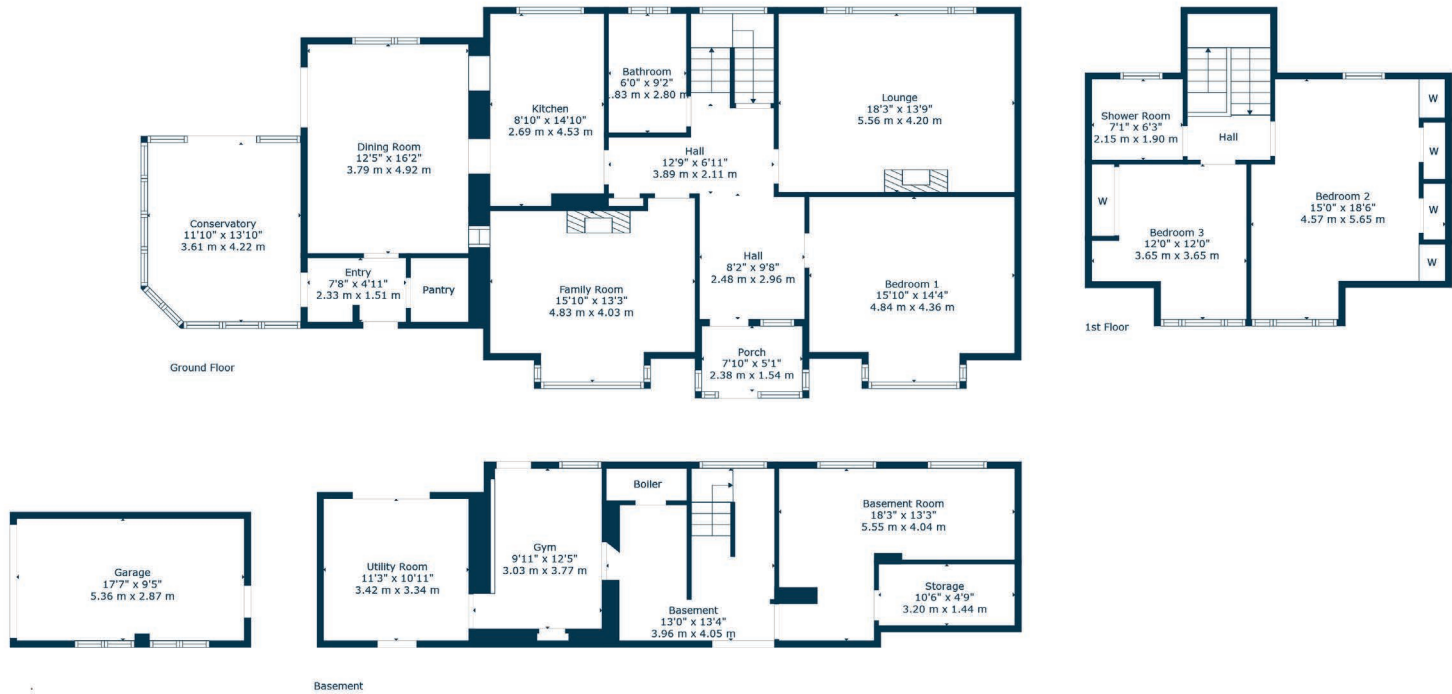
Externally the garden grounds are a real feature positioned on large corner plot and complimented by truly striking and expansive grounds which are generous, mature with space to the front, side and rear with a selection of established trees and shrubs providing both attractive outlooks and great privacy.

The floor plan shall provide you with a detailed layout of this fantastic family home, however, we recommend viewing to appreciate the size and convenient location on offer.









A haven for young growing families, the district offers an abundance of sports and recreational facilities, excellent shopping and retail outlets, the district is synonymous with some of the best schooling in the West of Scotland. The shopping suburb of Clarkston offers independent retailers with cafes, delis, restaurants and there are excellent transport provisions provided for the city centre via road and rail, from Clarkston and Williamwood train stations.

**CC09000** | Sat Nav: 98 Beechlands Drive, Clarkston G76 7UX

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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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