





McEwan Fraser Legal

Solicitors & Estate Agents

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64 Glen Doll Road

NEILSTON, GLASGOW, G78 3QP







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Glen Doll Road occupies a prime position within the charming village of Neilston. The village is situated in the Levern Valley to the south west of Barrhead (2 miles) and Glasgow city centre. The property is ideally placed for commuting into Glasgow or Paisley. Neilston is also located in close proximity to Gleniffer Brae Country Park which is well known for its long walks, stunning scenery, cycling routes and even horse riding.

Nearby, Barrhead has a variety of retail and coffee shops as well as many cafes and restaurants while Silverburn Shopping Centre, one of the largest shopping centres in the UK, is also within easy reach and includes many of the main high street brands. For recreation, Barrhead Sports Centre offers a range of leisure facilities. Neilston sits near to the M77 motorway, making it easily accessible by car and it has a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local bus services are available which travel from Barrhead and Neilston to Glasgow and Paisley. Finally, there are two well regarded primary schools in the village. Neilston Primary School is a nondenominational primary school while St Thomas's Primary School is a Roman Catholic Primary School that is classed as a feeder school for St Luke's High School in Barrhead.

Part- Exchange available! McEwan Fraser is delighted to present the superb, detached, four bedroom family home to the market. The property has been loving maintained by the current owners and is presented to the market in very good order throughout. The property has been sensibly designed to offer flexible and free flowing living space, good natural light levels and it sits on a generous plot which backs onto Levern Water and green belt land beyond. The property further benefits from gas central heating, attached garage, off street parking for two cars and a substantial rear garden which enjoys a westerly aspect, perfect for catching the evening sun on a long summer evening.

You enter the property through a wide welcoming hallway with a downstairs WC on your left, cloakroom, and ample space for items of free standing furniture.

















"...Spacious and very well presented four bedroom detached house..."

Your eye will be immediately drawn to a stunning hardwood floor which runs through the hallway and into the main public rooms. The main reception room is immediately to your right. This is a generous room with feature fireplace and wide picture window giving great light levels. There is ample space for a pair of large sofas and other items of day to day furniture. Double doors lead from the reception room to the dining room at the rear of the property. The dining room itself offers ample space for a six or eight seat table and enjoys French doors overlooking the rear garden. The ground floor is completed by the contemporary kitchen breakfast room which can be accessed from the dining room or the hallway. The kitchen is comprised of a complete range of base and wall mounted units that provide ample prep and storage space for the aspiring chef. The kitchen comes complete with ceramic hob, electric oven, extractor hood, integrated washing machine, dishwasher and cabinet fridge. A door from the kitchen leads to the rear garden and the rear door to the attached garage where the current owners keep a separate freezer and the tumble dryer.

Heading upstairs, the master bedroom overlooks the front of the property. A generous bedroom with ample floor space it also includes a large built-in wardrobe meaning there is plenty of space for other items of free standing furniture. The second double bedroom is immediately adjacent to the master and also overlooks the front property. Currently enjoying life as a music room (think man cave), the room includes a built-in cupboard and can happily house a double bed if needed. To the rear of the house there are two further bedrooms which both include built-in cupboard space. Internal accommodation is completed by the stunning contemporary bathroom. This has recently been refitted to an exacting standard and enjoys a window for natural light and ventilation. The bathroom is fully tiled and comes complete with a contemporary, three piece, white suite which includes an oversized bath and wall mounted shower. Superb.

Externally, the property enjoys a paved driveway and private garden which is laid to lawn in keeping with the surrounding properties. The extensive rear garden is part lawn, part patio and will give ample space for a young family to run wild.

This is a must see family home and early viewing is highly recommended.













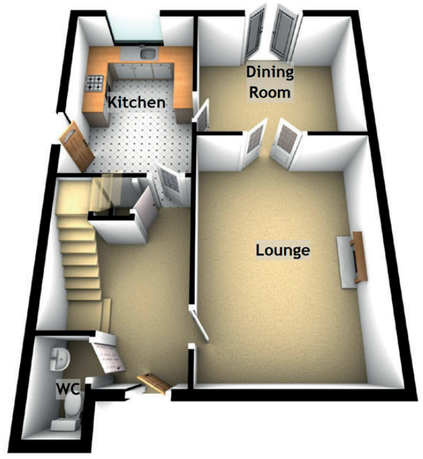














Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.70m (12'2")
Kitchen	4.20m (13'9") x 2.80m (9'2")
Dining Room	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")
Bedroom 4	3.10m (10'2") x 2.20m (7'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.70m (5'7") x 0.90m (2'11")

Gross internal floor area (m²) - 112

EPC Rating - D

Specifications

FLOOR PLAN, DIMENSIONS AND DIRECTIONS

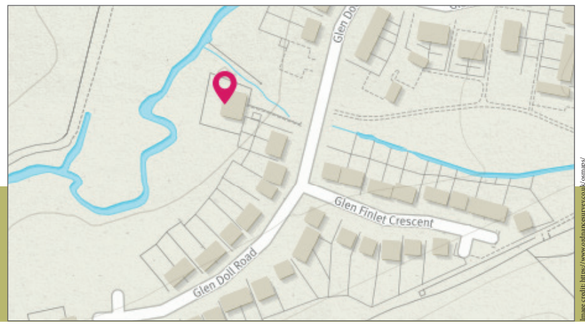


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Part Exchange Available

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SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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