





McEwan Fraser Legal

Solicitors & Estate Agents

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9 Glen Livet Road

NEILSTON, GLASGOW, G78 3QW

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The popular village of Neilston is a great place to raise a family. The village is included within the school catchment for Eastwood High in Newton Mearns for secondary education along with the popular Neilston Primary within the village itself and very close at hand. Commuting is quick and easy via the Neilston Train Station (five minutes walk) and the M77 motorway is a mere ten minutes drive, meaning all parts of west central Scotland are quickly and easily accessible. For those who love country walks or cycling with the kids, there are great places to explore and ramble.

We are delighted to bring to the market this excellent three-bed semi-detached family home, offered in absolute walk-in condition. This is a rarely available property given the current owners have enjoyed this peaceful location for the last thirty-seven years.

Set in a quiet cul-de-sac in a popular family friendly street that is well known for its neighbourly spirit. Some of the old-fashioned values that make a street a community are alive here, everybody actually knows each other. This property makes a perfect family home, as it is presented in absolute walk-in condition.

The accommodation has a bright and spacious lounge, leading through to a formal dining area, given the size and shape of the lounge, it would suit a range of furniture configurations.

The bright kitchen makes a fantastic hub for the family around meal times. It is perfect for the home, finished in a range of white fitted units, with a gas hob, electric oven, extractor/filter hood with ample space for a washing machine, dishwasher and fridge freezer. Appliances may be available by separate negotiation.

The beautifully tiled family bathroom is stunning, bright and very fresh, finished in a white suite with a shower over the bath and a stylish chrome radiator. There is always an instant supply of hot water for long refreshing showers.

There are three good sized bedrooms, all with space for free-standing furniture. There are also ample cupboard spaces in the home to help keep everything in its place.

The icing on the cake is the stunning professionally built conservatory, finished in light oak. It makes a great spot to enjoy the sunshine with a coffee and a read of the Sunday papers.

The garden space is secure, making it ideal for children and pets and the driveway can take a number of cars.

The property is also kept warm and comfortable via the double glazing and gas central heating.

This is simply a great home given the accommodation and the location on offer. It would make an ideal buy for any first-time buyers or young family or even a great investment property for a smart Buy-To-Let investor.











EXCELLENT THREE BEDROOM SEMI-DETACHED IN WALK-IN CONDITION, RESIDING IN A QUIET CUL-DE-SAC. OPEN VIEWS, STUNNING CONSERVATORY AND A PERFECT FAMILY HOME.



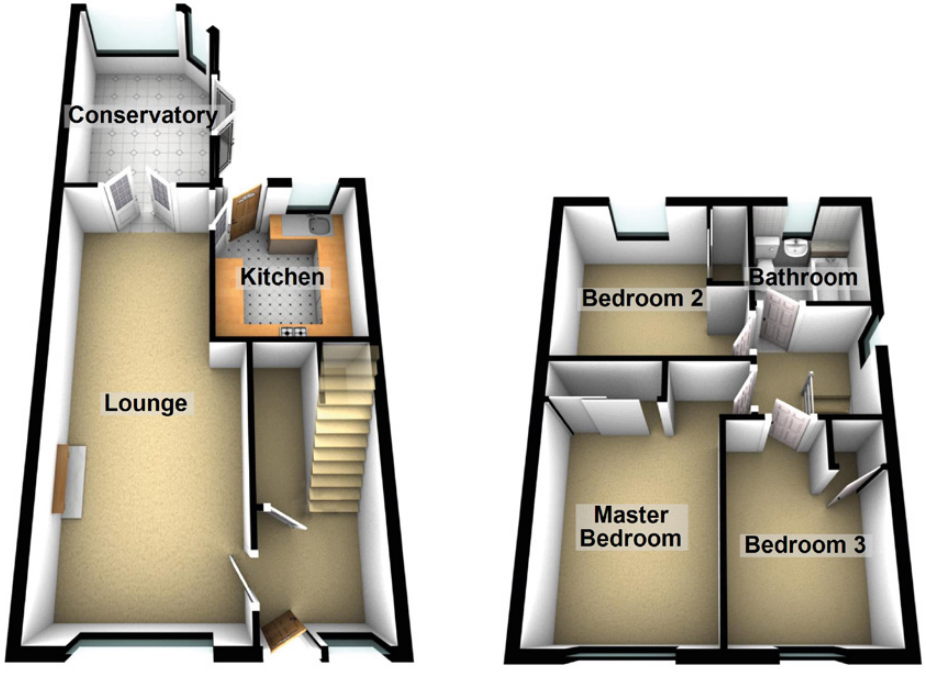








SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	7.30m (23'11") x 3.20m (10'6")
Kitchen	2.80m (9'2") x 2.50m (8'2")
Conservatory	4.00m (13'1") x 2.60m (8'6")
Master Bedroom	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m^2) - $87m^2$

EPC Rating - D

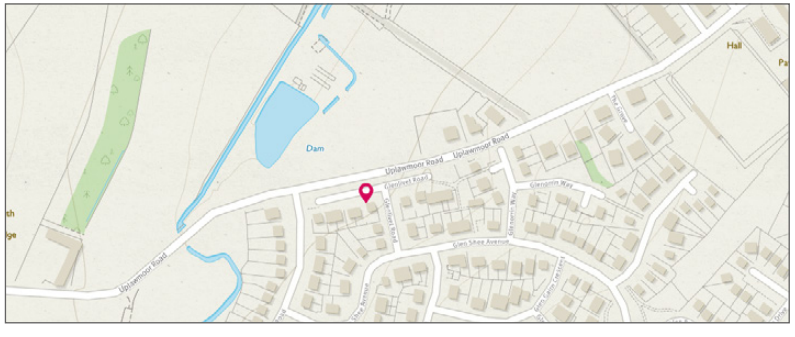


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES THE TIMES



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