





McEwan Fraser Legal

Solicitors & Estate Agents

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15 Manse Road

NEILSTON, GLASGOW, G78 3EU

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LOCATION

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. Set in a quiet and popular family friendly area that is well known for its neighbourly spirit, it is a family oriented area where the streets are safe for children to play out in peace.

PROPERTY

We are delighted to bring to the market this excellent two bedroom terraced home, offered in walk-in condition with a lot of money having recently been spent on it, including a full professional redecoration, new central heating boiler, new carpets throughout and a beautiful new bathroom. The property is very adaptable and has a great deal of potential still to be unlocked.

The accommodation consists of multiple rooms over two levels. The bright and spacious lounge would suit a range of furniture configurations. The kitchen is finished in a range of units, there is also space for a cooker, washing machine and fridge freezer, making it a great space for the chef to serve up the family favourites. There are handy storage cupboards off the kitchen. Appliances may be available by separate negotiation.

Upstairs the newly fitted shower room has a large standalone shower enclosure with electric shower, it is beautifully tiled and has a white suite with vanity unit.

Upstairs there are two good sized double bedrooms in this lovely home, both with ample space for free-standing furniture and feature built-in storage space. The home is also kept warm and comfortable by both double glazing and gas central heating.

This lovely home would make an ideal buy for any young couple, first-time buyers or even a great investment property for a Buy-To-Let investor. Early viewing is strongly advised.



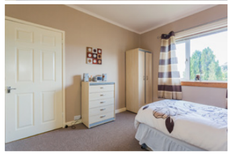
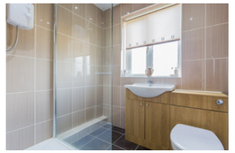





A FULLY REDECORATED HOME WITH MANY NEW UPGRADES. PERFECT FOR ANY YOUNG COUPLE OR FAMILY.






PROPERTY SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

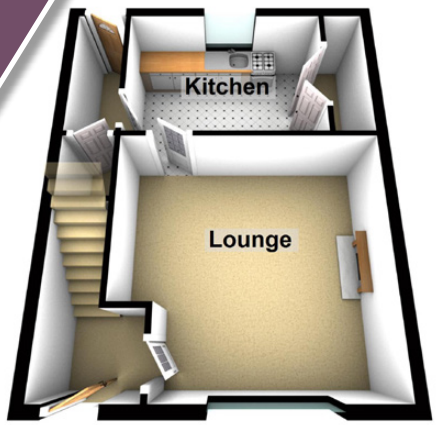
Lounge	4.40m (14'5") x 4.20m (13'9")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Master Bedroom	4.40m (14'5") x 3.30m (10'10")
Bedroom 2	3.40m (11'2") x 3.40m (11'2")
Shower Room	1.90m (6'3") x 1.70m (5'7")

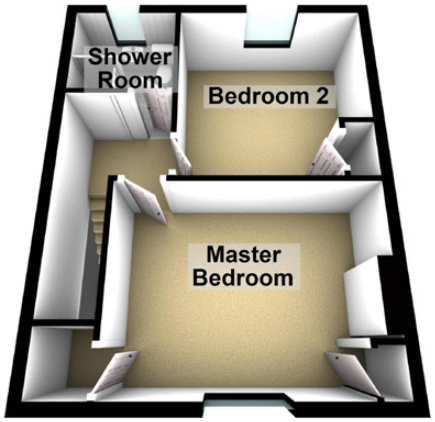
Gross internal floor area (m²)

75m²

EPC Rating

C





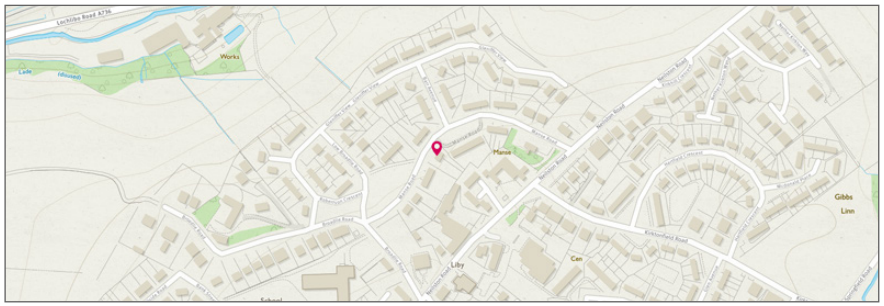


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Part Exchange Available

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



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