

Immaculate four/five bedroom detached home

Fantastic garage conversion, in a very popular village area, with open countryside views to rear







7 Kirktonfield Crescent

Neilston, Glasgow, G78 3PU

Scan Here!

5 BED

2 BATH

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

"...set in a great location in the ever popular village of Neilston and is in true walk-in condition..."











The Area

The popular village of Neilston is a great place to raise a family. The village is included within the schools catchment for Eastwood High in Newton Mearns for secondary education along with the popular Neilston Primary within the village itself. 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 this a great place to explore and ramble.

The Property

Part Exchange available. We are delighted to bring to the market this immaculate four/five bedroom detached family home. The property is set in a great location in the ever popular village of Neilston and is in true walk-in condition. Benefiting from a wonderful garage conversion and fantastic open countryside views to the sunny back garden, it has everything a family could ever want in a home.

Accommodation comprises: a bright and spacious open plan lounge/diner with a stunning feature fireplace. The patio doors gift the room with a great deal of natural light and reveal just a glimpse of the lovely open countryside to the rear of the property. The shaker style beech finish kitchen is lovely, benefiting from a gas hob and electric oven with ample space for dishwasher and a side by side fridge and freezer. The adjacent utility room contains ample space for a washing machine (appliances may be available by separate negotiation). The convenient downstairs toilet is always an asset to a busy family and is fresh and bright. Accommodation on the ground floor is concluded with the excellent garage conversion, it could easily be a family room, home study/office or even a fifth bedroom.

The tiled family bathroom has a white suite and an electric shower over the bath ensuring an instant supply of piping hot water for long refreshing showers. Upstairs there are four good sized double bedrooms with built in storage and ample space for free standing furniture. As you would expect in this 'executive' home the master bedroom is 'en-suite' and benefits from an electric quadrant shower, tiled walls and floor with a white suite to finish. The partially floored loft provides great extra storage space.The house is kept warm and comfortable via the gas central heating and double glazing.

There is off street parking in the driveway. The family friendly back garden is fantastic, with deck and lovely views it provides a great place to relax with friends and a glass of wine or a coffee on a sunny summers day. Some homes just seem to tick all the boxes, this is definitely one of them. Early viewing is strongly advised for anyone looking for a great family home where all the hard work has already been done, this is definitely it.







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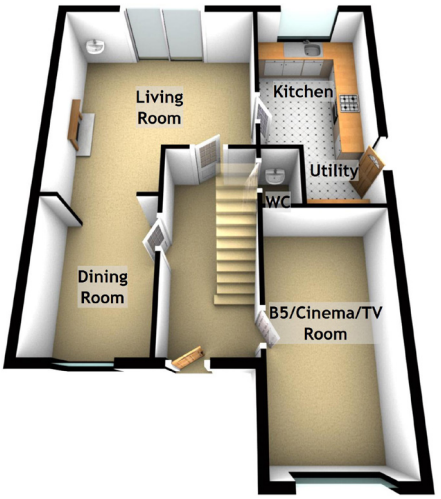


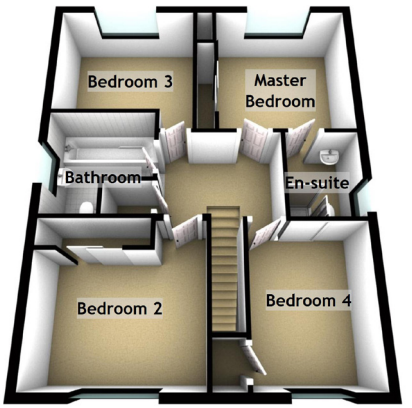
Kitchen | Dining Room | Living Area









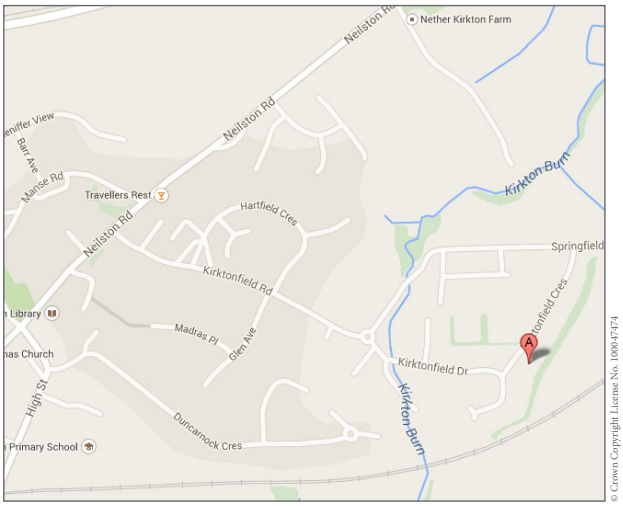


Specifications

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	2.50m (8'2") x 3.06m (11'10")
Dining Room	3.20m (10'6") x 2.40m (7'10")
Living Room	4.70m (15'5") x 4.40m (14'5")
Utility	3.60m (11'10") x 2.50m (8'2")
Master Bedroom	3.20m (10'6") x 3.10m (10'2")
En-Suite	1.60m (5'3") x 1.60m (5'3")
Bedroom 2	3.31m (10'10") x 2.55m (8'4")
Bedroom 3	3.20m (10'6") x 2.70m (8'10")
Bedroom 4	3.30m (10'10") x 2.50m (8'2")
B5/Cinema TV Room	4.95m (16'3") x 2.50m (8'2")
Bathroom	2.40m (7'10") x 2.21m (7'3")



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Part Exchange

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