





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

76 Glen Shee Avenue

NEILSTON, GLASGOW, G78 3QD

THREE BED DETACHED HOME WITH GREAT DEVELOPMENT POTENTIAL













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, 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 the kids to play out in peace.

Part Exchange available. We are delighted to bring to the market this spacious three bed detached home with fantastic development potential. Although perfectly functional at present the property would benefit from a complete upgrade from someone with an eye and flair for home interior design. This truly is a great opportunity to acquire a detached home with virtually unlimited potential that could easily be transformed into a stunning family home with the latest kitchen and bathroom.

The accommodation comprises of a spacious lounge/diner which owing to its shape would suit a range of furniture configurations. The kitchen is finished in white units, with an electric cooker and space for various free-standing appliances. There is easily enough garden space for the property to have an extension created subject to the necessary planning consent being granted. This could easily create a large open plan kitchen diner family room with bi-fold glass doors to the rear.

The bathroom has potential to be upgraded and presently has a suite with an electric shower over the bath. The property has three bedrooms, all with space for free-standing furniture. Double glazed with gas central heating. The driveway could take two or three cars and leads to a large garage. The back garden is secure and would make a perfect space for kids or pets.

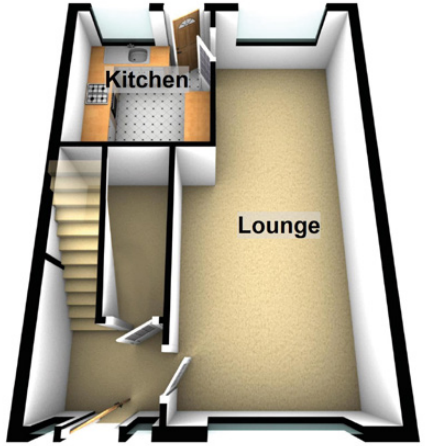
This great home would make an ideal buy for first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for this family property with lots of further potential that is just waiting for a new family to call it ‘our home’.

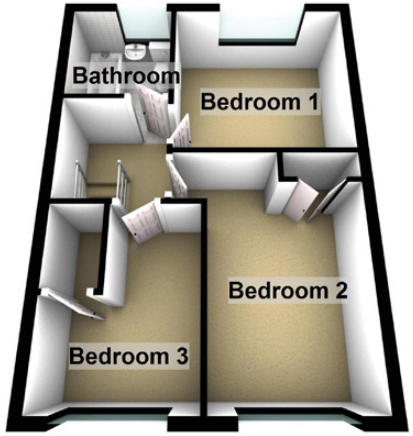




POPULAR AREA, PERFECT FOR A YOUNG FAMILY OR WOULD MAKE A GREAT BUY TO LET INVESTMENT

FLOOR PLAN
DIMENSIONS
LOCATION





Approximate Dimensions
(Taken from the widest point)

Lounge	7.40m (24'3") x 3.30m (10'10")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 2.70m (8'10")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m^2) - 77 m^2

EPC Rating - D

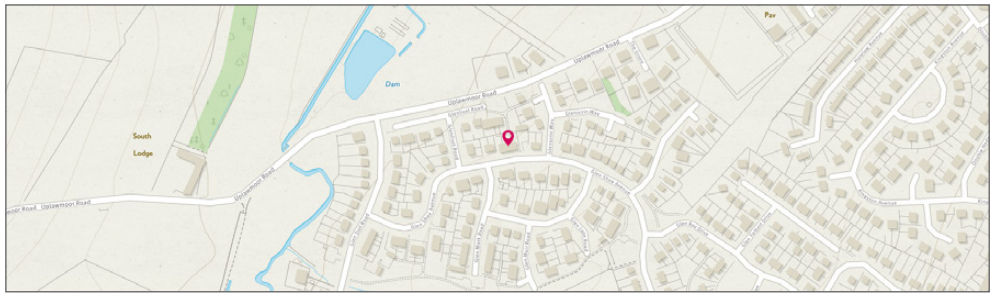


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

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



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer