



18 Netherburn Avenue, Netherlee, G44 3UF

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Situation

Netherlee and its neighbouring suburbs of Clarkston and Giffnock are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

This property is conveniently located for Clarkston Road & Clarkston Toll amenities including transport links, local shops, supermarket, coffee shops catering for day to day requirements.

This popular suburb is located approximately 5 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & the Glasgow Southern Orbital.

Sports and recreational facilities can be found locally to include Nuffield Health Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Clarkston and Giffnock Tennis Clubs, Linn Park and Rouken-Glen Park voted Best Park in the UK in 2016.

For those with young families, the property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools, including Netherlee Primary and St Ninian's and Williamwood High Schools.







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Property Description

Seldom available, a well presented and extended three-bedroom/three-public-room traditional detached bungalow, set within generous garden grounds and enjoying a desirable south-westerly facing rear garden. The property occupies an attractive position within this popular residential enclave, conveniently placed for local shops, nearby transport links on Clarkston Road and highly regarded East Renfrewshire schooling.

Well maintained by the present owners, this appealing family home offers highly flexible accommodation arranged over two levels comprising:

Ground Floor: Welcoming reception hallway with useful storage and staircase to the upper floor. A bright and spacious sitting room flows on an open-plan basis to the dining room, creating an excellent space for everyday family living and entertaining. The dining room, in turn, provides access to the generous conservatory, which enjoys delightful aspects over the rear garden and direct access to the terrace and garden beyond. The well-appointed and refitted kitchen is fitted with a full complement of wall-mounted and floor-standing units, integrated appliances and complementary Corian worktop surfaces. Bedroom one is a generous double bedroom, featuring a bay window overlooking the front garden and fitted wardrobes. A stylishly refitted house shower room completes the ground-floor accommodation.

First Floor: The upper landing provides access to two further bedrooms and additional storage. Bedroom two is a well-proportioned double bedroom with extensive fitted storage and enjoys elevated aspects to the front. Bedroom three is positioned to the rear and benefits from a large walk-in storage cupboard.

The property is further complemented by gas central heating, double glazing and a driveway leading to a detached single garage.

A particular feature of this attractive home is the generous and well-maintained garden grounds. The enclosed rear garden enjoys a desirable south-westerly orientation and provides an excellent setting for outdoor entertaining and family enjoyment, with a paved terrace and extensive lawn benefiting from excellent levels of sunlight throughout the day.

The size and configuration of the garden grounds also offer exciting potential for further extension or development of the existing accommodation, subject to obtaining the necessary planning permissions and consents.









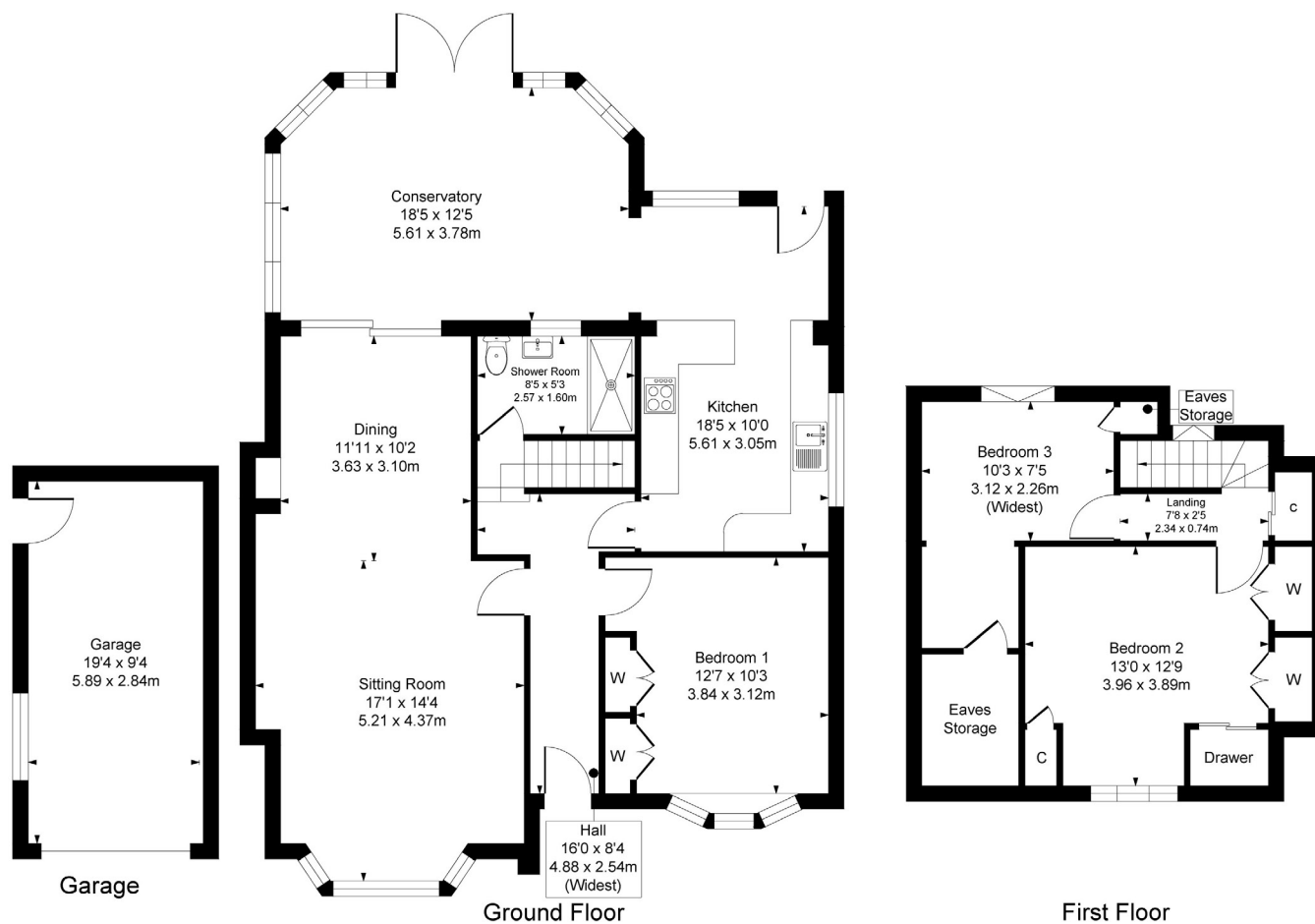
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Approximate Gross Internal Area

Main House 1489 sq ft - 138.30 sq m

Garage 129 sq ft - 11.98 sq m

Total 1618 sq ft - 150.28 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

East Renfrewshire Council
Band F

Fixtures & Fittings

Only items specifically mentioned in the sale
particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, gas
and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

CLA717

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