



28 Hartfield Crescent, Neilston

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Situation

Neilston and its neighbouring town Barrhead offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with a train service to Glasgow and Inverclyde.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other pursuits.

There is good access to the Siverburn & Braehead shopping centres and the M77/M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.









Description

A beautifully presented semi detached villa, upgraded by the present owners and well located for amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Welcoming reception hall allowing access to the lower and upper accommodation. Sitting room, on an open plan arrangement to the dining room, with access onto the rear garden. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units and complementary worktop surfaces.

First Floor: Bedroom one with fitted wardrobes. Bedroom two. Contemporary bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. Well kept and tended gardens to front and rear offer privacy and shelter. Off street parking is provided to the front.



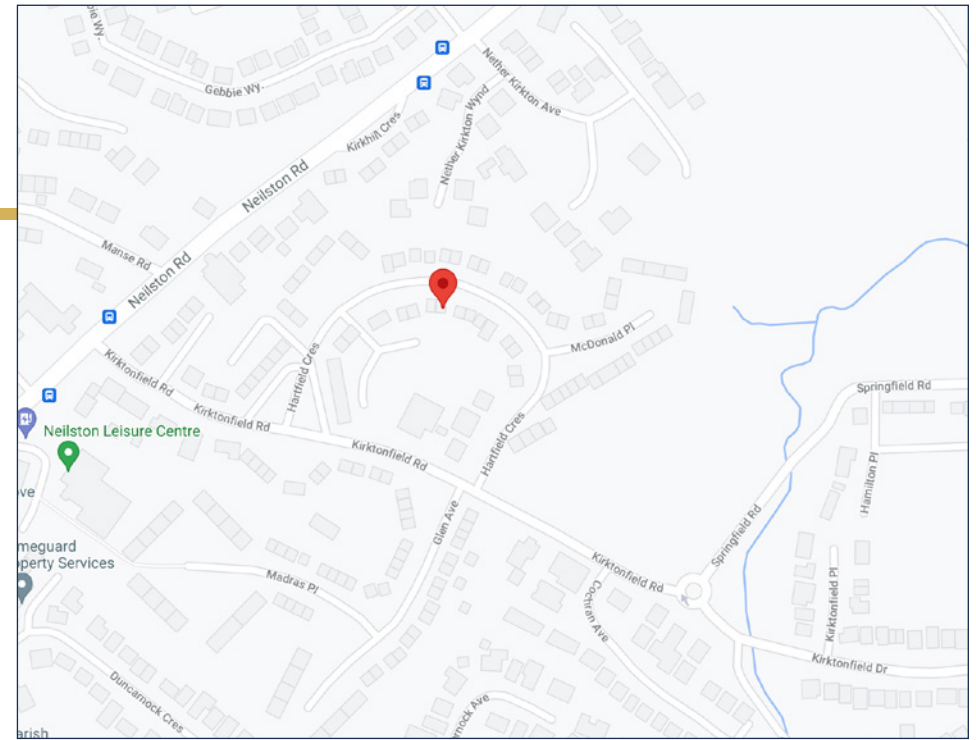
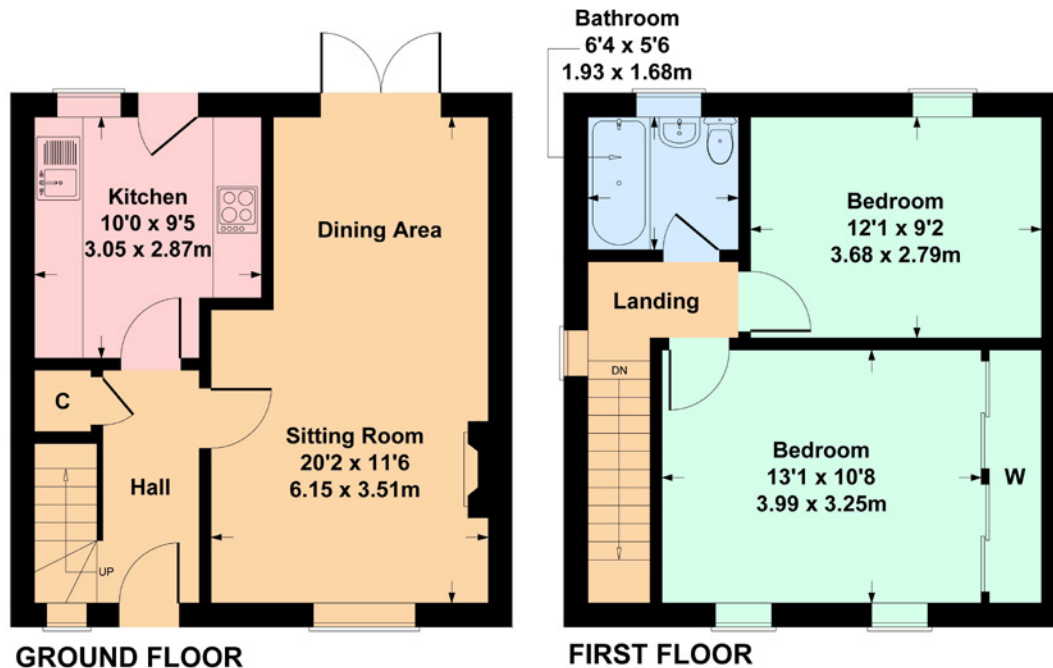


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28 Hartfield Crescent, Neilston G78 3PA

Approximate gross internal area 760 sq ft - 71 sq m



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Band C

Fixtures and 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, electricity, gas and drainage. Gas central heating.

Local Authority

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

Property Reference 1946

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, produced by Potterplans Ltd. 2021

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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

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