



95 Kingston Avenue, 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 regular 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 three bedroom semi detached villa, well placed for amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Entrance vestibule with cupboard space. Sitting room, on an open plan arrangement to the dining room, with access to the rear garden. Kitchen with a full complement of wall mounted and floor standing units.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with cupboard space. Bedroom three. Shower room with three piece suite.

The property is further complemented by gas central heating and double glazing. Well kept gardens to front and rear. A driveway provides off street parking and leads to a single detached garage.



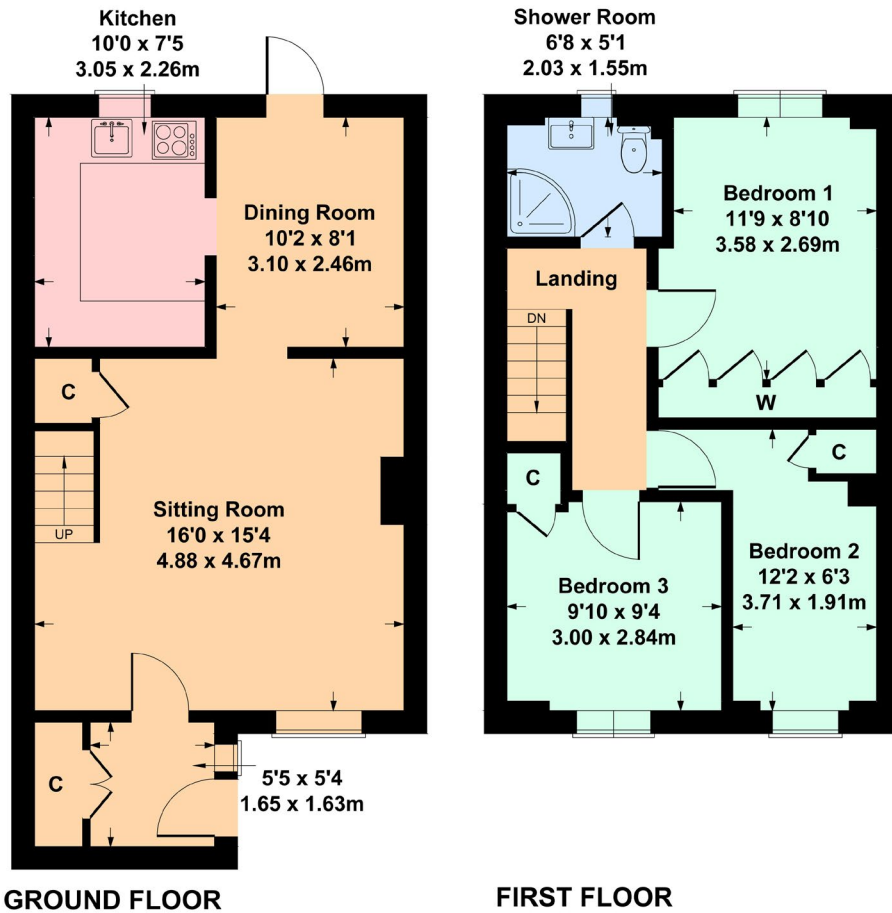


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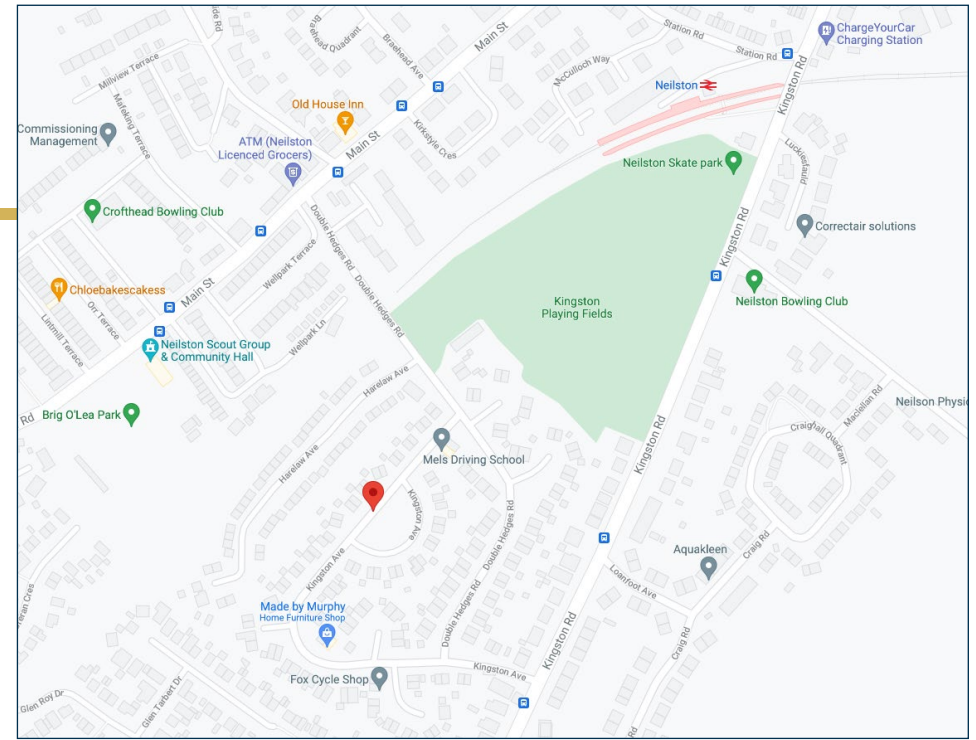
Approximate gross internal area 877 sq ft - 81 sq m



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. 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.



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
Council Tax Band: D

Fixtures and Fittings

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

Energy Efficiency Rating

Band

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 2020

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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