

51 Netherplace Road

NEWTON MEARNS, EAST RENFREWSHIRE, G77 6BU



*EXTENDED THREE/FOUR BEDROOM
MID TERRACE VILLA*



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McEwan Fraser Legal is delighted to present to the market this extended three/four bedroom mid-terrace villa. Well presented throughout and offering flexible accommodation for a growing family. Set within generous garden grounds and conveniently located for local amenities and access to popular East Renfrewshire Schools.

The accommodation has been upgraded and well maintained by the present owners and is formed over three levels. The accommodation comprises a welcoming entrance hall giving access to the formal lounge which the current owner uses as a four-bedroom.



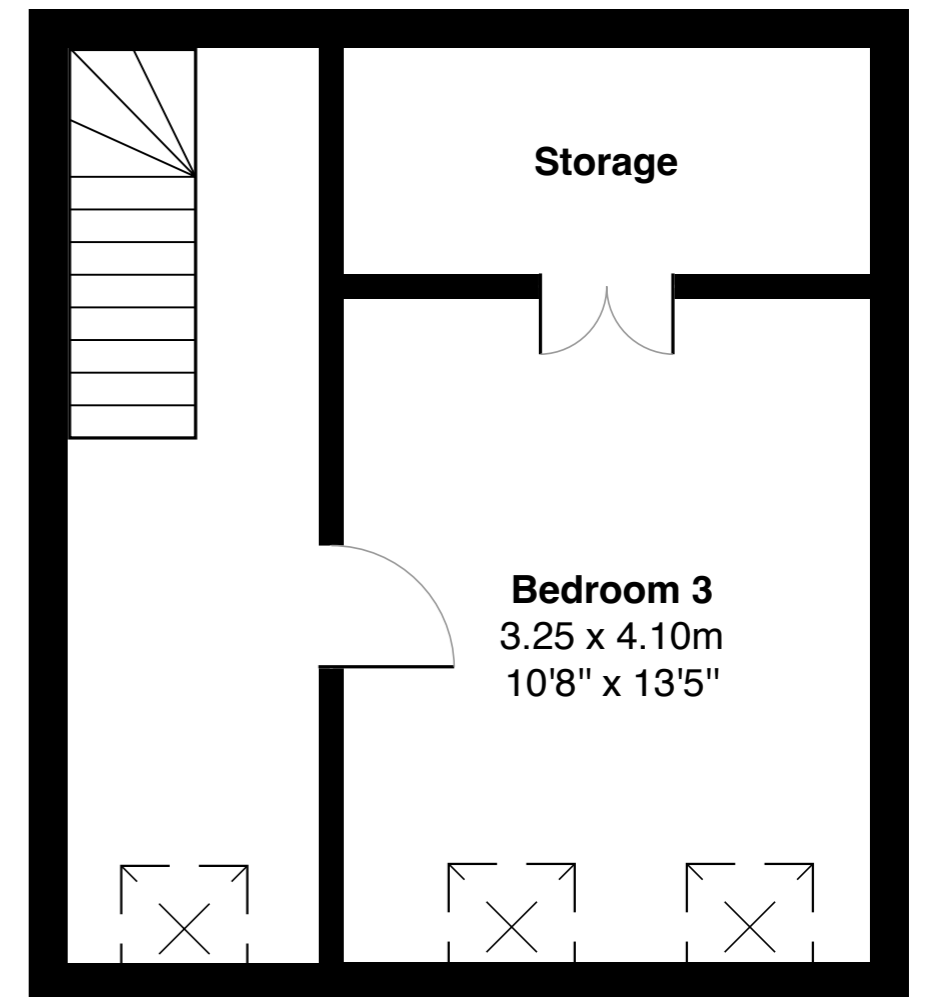
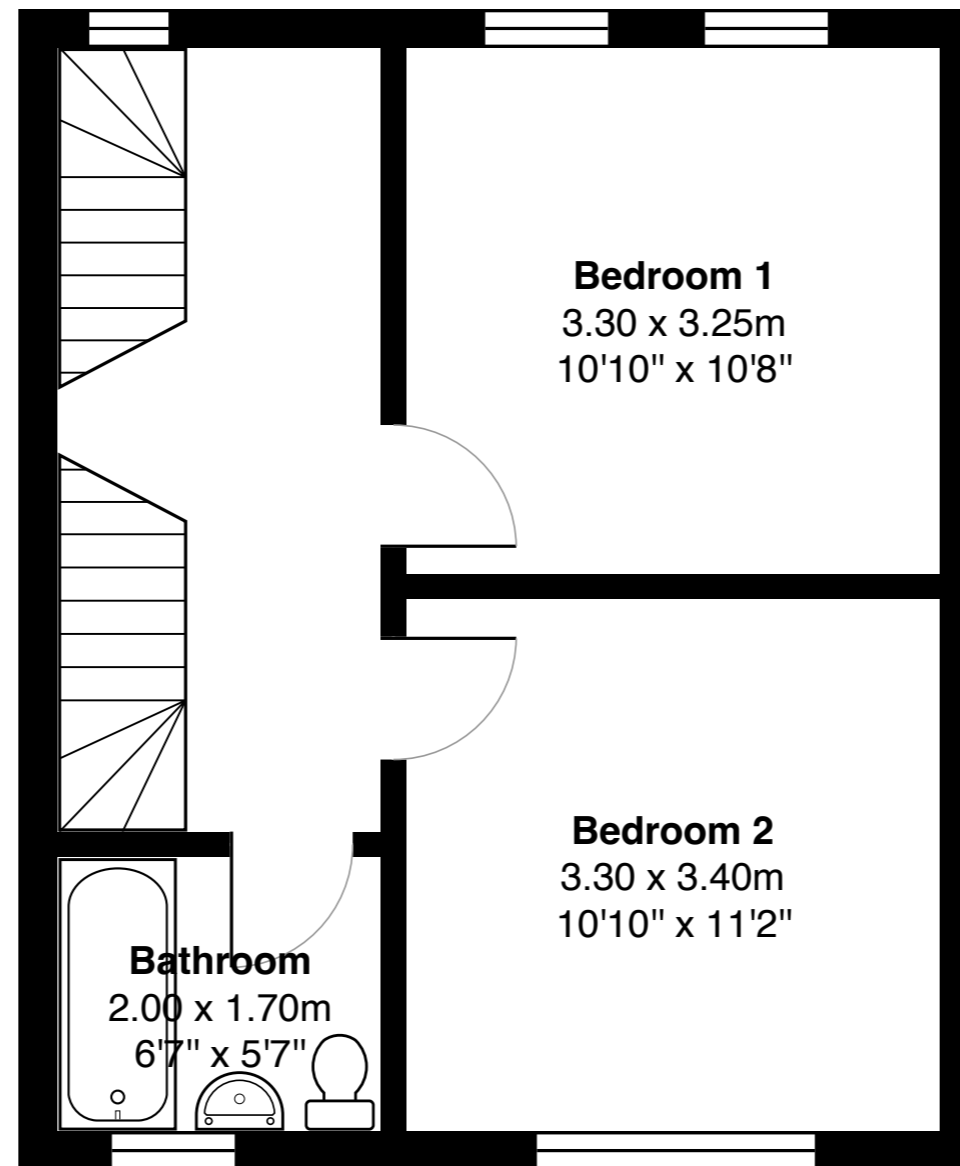
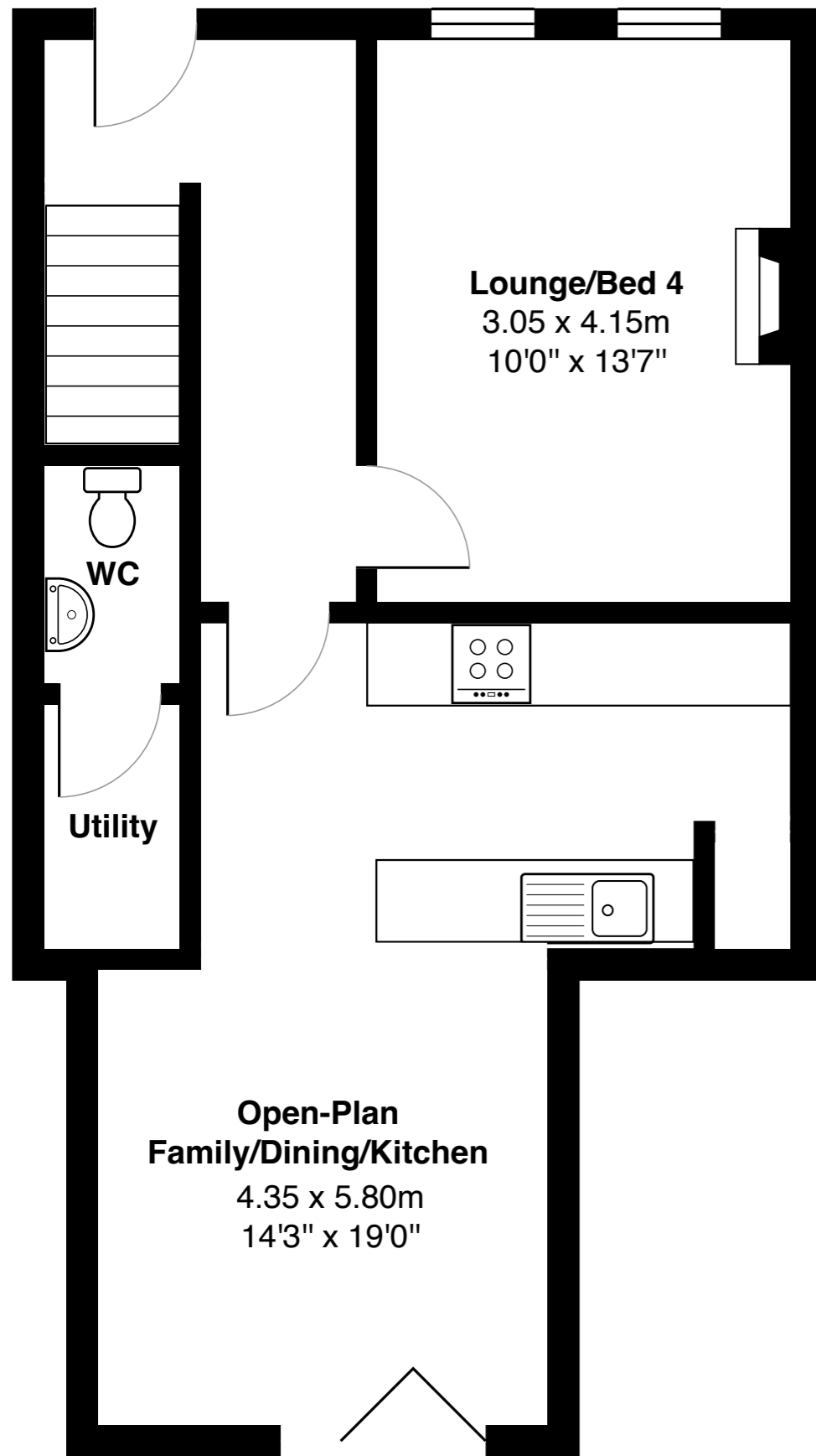
The entrance hall also gives access to a spectacular open plan family room and dining kitchen, flooded in natural light thanks to the modern patio doors this is a fantastic space for entertaining.



On the first floor, you will find a further two double bedrooms and family bathroom and handy office space and master bedroom on the third floor.







Gross internal floor area (m²): 106m²
EPC Rating: C



Externally the property benefits from an enclosed front and rear garden. Further benefits include, gas central heating, double glazing and one of the most popular locations within Glasgow and the surrounding areas.



NEWTON MEARNS



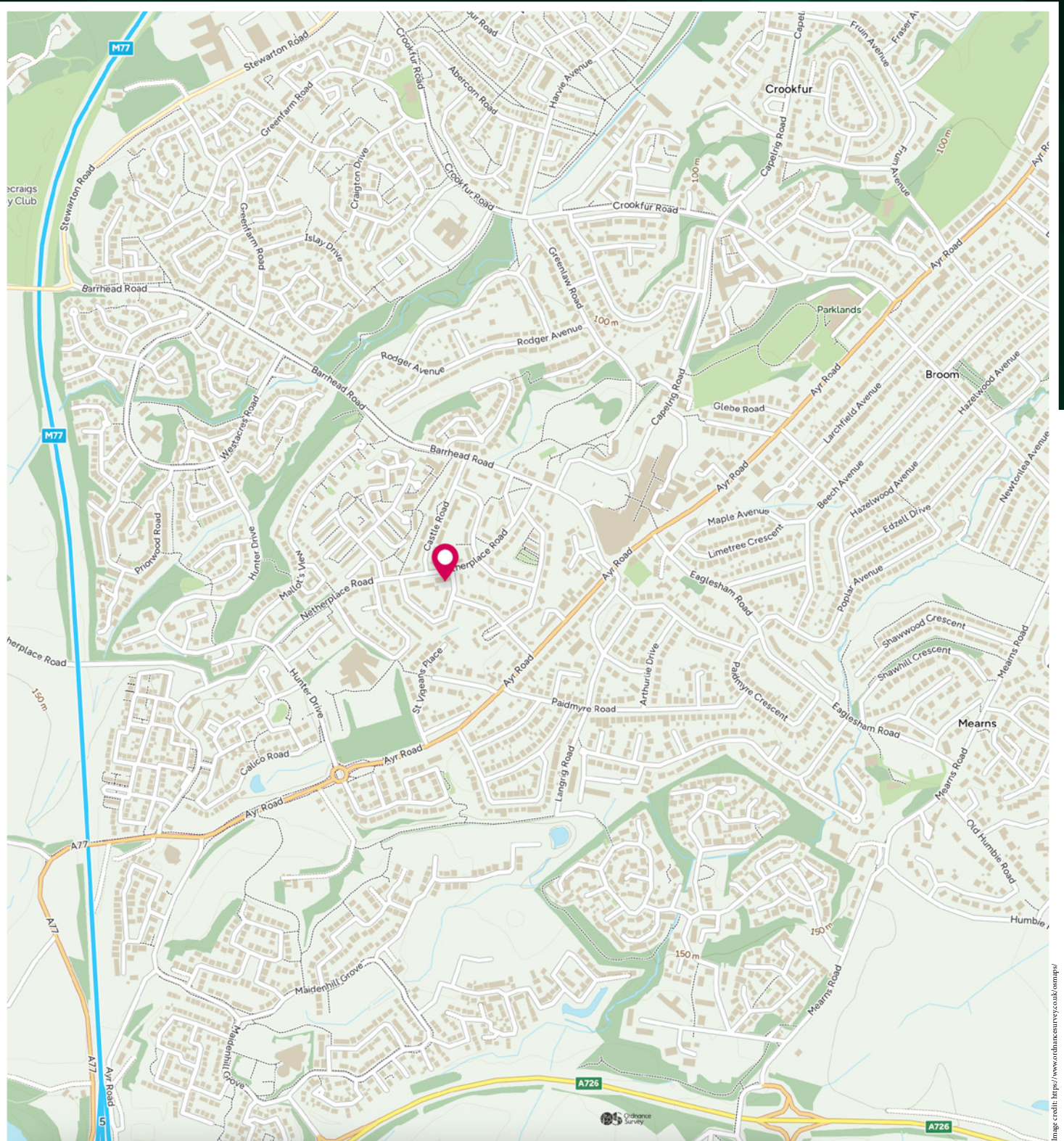
THE LOCATION

Newton Mearns is located around nine miles from Glasgow City Centre via the M77, M8 motorway networks which also provide 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

A highly popular suburb, Newton Mearns is a family friendly neighbourhood with access to some of Scotland's highest attaining primary and secondary schools, including Eastwood High and St. Ninian's High Schools.

The town offers the highest standards of local amenities, including an array of healthcare centres, banks, libraries a broad range of supermarkets, boutique shops and restaurants. Only a short distance away is the Greenlaw Retail Park which includes Waitrose, Tesco Metro, Aldi and a wide range of bars and restaurants. Silverburn shopping centre is only a short drive from the property.

Local sports and recreational facilities include David Lloyd's, Parklands Country Club, Williamwood and Whitecraigs Golf Clubs, several private bowling clubs and Whitecraigs tennis and rugby club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.



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