



FAIRPORT

142 NETHERLEE ROAD, NETHERLEE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A rarely available lower conversion set within private garden grounds.

This traditional stone fronted lower conversion presents a rare opportunity to the local marketplace. 'Fairport' enjoys a quiet yet highly convenient location within the desirable suburb of Netherlee and the subjects are set within private level garden grounds.

Displaying accommodation formed across one level, the subjects have been extended and would potentially suit a variety of purchasers. The accommodation extends to entrance vestibule, reception hallway with storage cupboard adjacent, fantastic lounge to front, generous master bedroom with fitted wardrobes, two further good bedrooms, luxurious main shower room with Porcelanosa tiling, fantastic extended dining sized kitchen with two sets of French doors giving access to garden grounds at rear and a useful utility room with access to WC completes the accommodation. Specification includes a system of gas central heating, double glazing, down lighting, oak flooring and the subjects are presented in modern neutral decorative tones throughout. It is also worthy of note that planning permission was previously granted for a single storey extension comprising bedroom, study and toilet to the side of the property.

Externally the property is set within level landscaped garden grounds to the rear which are private, enclosed and easily maintained. Driveway to side providing vehicular parking leading to detached garage fitted with power and light.





Netherlee is one of East Renfrewshire's most sought-after residential suburbs and is a haven for young growing families enjoying access to some of the best schooling within the West of Scotland, notably within catchment for Netherlee Primary School, OLM, St Ninians and Williamwood Secondary schools. There is a full range of independent retailers including cafes and restaurants, and the district provides swift access via both road and rail to the city centre and beyond. There is a variety of places of worship found within the surrounding area and an array of sports and leisure activities including local parks, health clubs, gyms and golf courses close to hand in addition to equestrian pursuits.

CC0743 | Sat Nav: 'Fairport' 142 Netherlee Road, Netherlee, G44 3QA

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



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