



**17 DEANWOOD AVENUE**

NETHERLEE

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A beautiful red sandstone fronted terraced villa set within private garden grounds.**

This traditional red sandstone fronted mid terraced villa provides a great opportunity to the local marketplace. Significantly remodelled, improved and upgraded by the present owners, the property is set within private garden grounds and enjoys a highly convenient central location in the sought-after suburb of Netherlee, within the catchment for Williamwood and St Ninian's High Schools. It is within walking distance to Newlands Park, Linn Park and Muirend Playing Fields, and is well connected in terms of transport, in close proximity to bus and rail connections.

The ground floor accommodation extends to entrance vestibule, traditional style reception hallway with under stair storage / utility space. Fantastic bay windowed formal lounge to front, open plan to family/dining room providing access via French Doors to decking and garden at rear, modern fitted kitchen with a range of wall and base mounted units, double oven, wine fridge, 5-point induction hob, and excellent finishings. Upstairs a bright and spacious landing, area gives access to a family bathroom, a fantastic, bay windowed master bedroom to front, spacious, second double bedroom and third good bedroom.

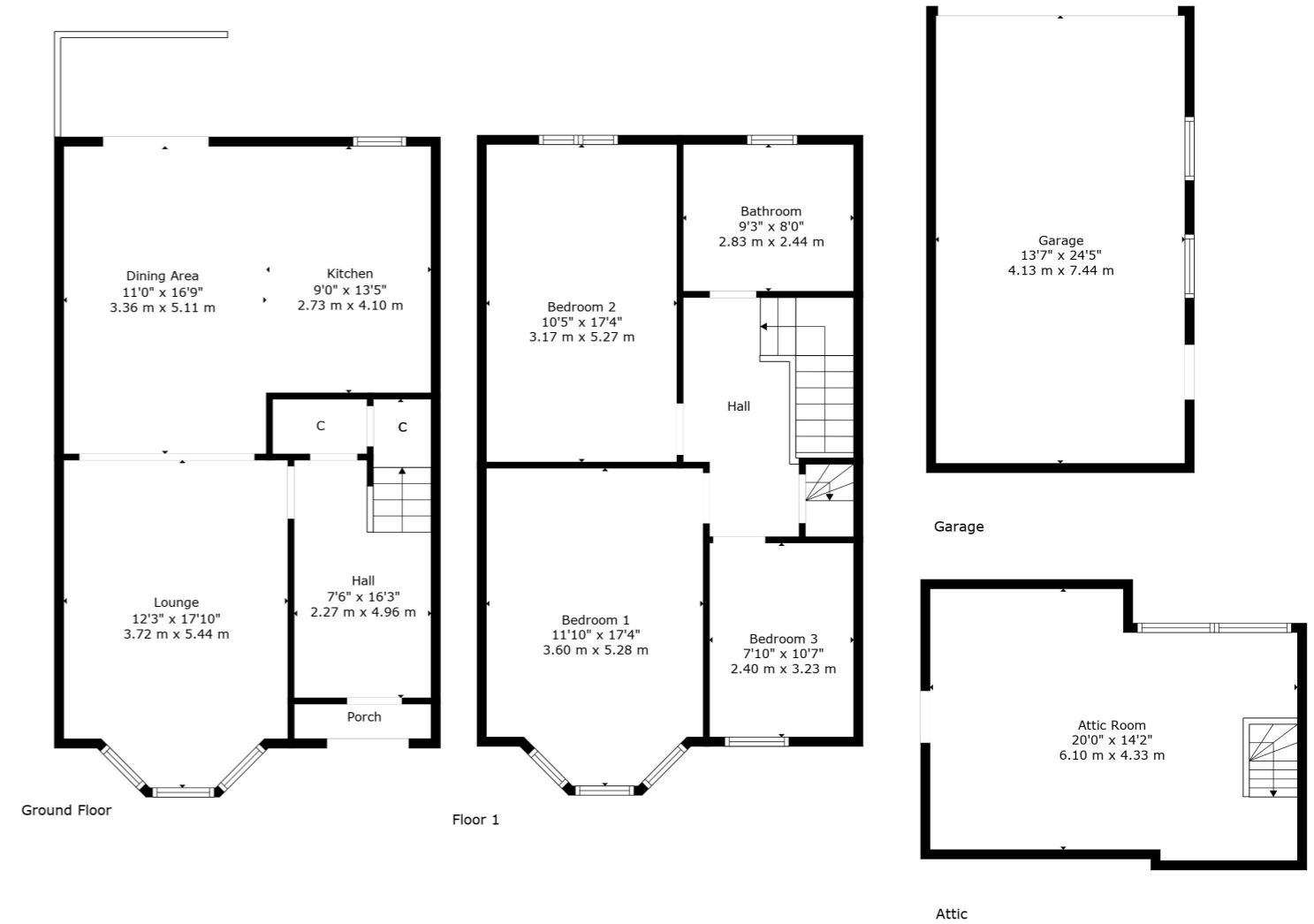
A fixed staircase leads to the attic, which is floored, lined, and benefits from both lighting and power, providing additional storage space and could be developed further (subject to planning). The specification includes gas central heating, newly rewired and plastered throughout, double glazing, and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private level garden grounds. Easily maintained by virtue of decked and lawned area. Separate detached garage, with power and lighting, accessed via private lane.









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 local area. 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.

CC0775 | Sat Nav: 17 Deanwood Avenue, Netherlee, G44 3RL

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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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Corum Clarkston & Netherlee  
5 Helena Place, Clarkston, G76 7RB

Tel: 0141 648 6000

Email: [clarkston@corumproperty.co.uk](mailto:clarkston@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)