



**80 NETHERVALE AVENUE**

NETHERLEE

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c o r u m



**2/3** | BEDROOMS

**1** | BATHROOM

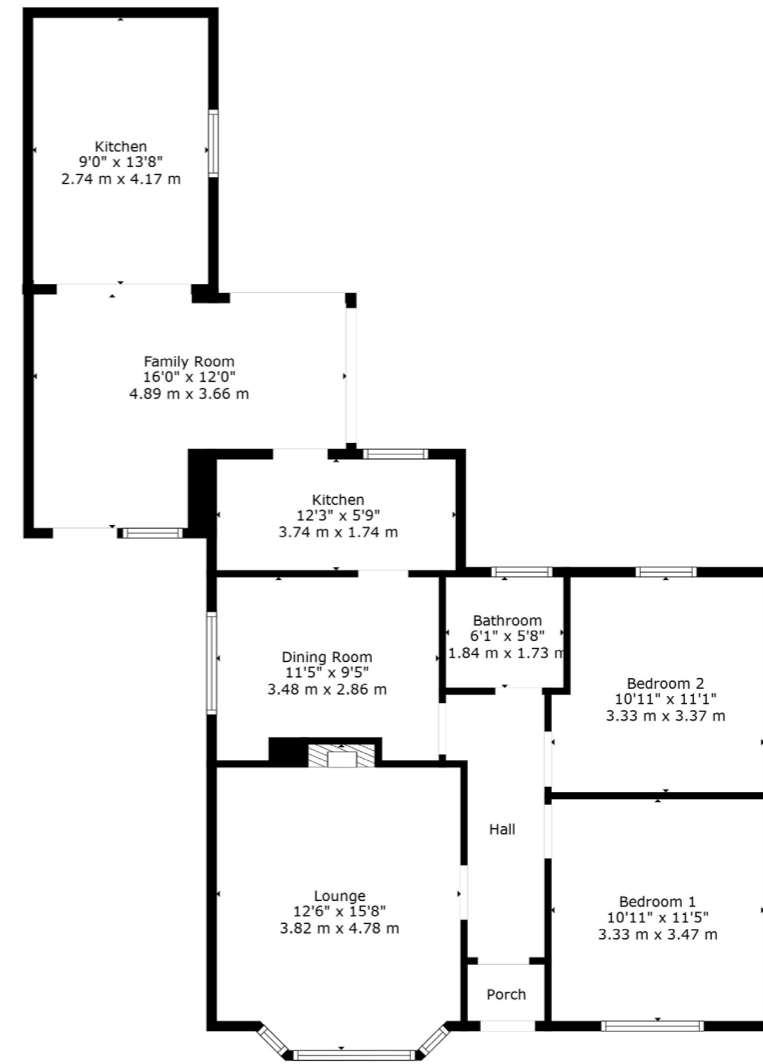
**2/3** | PUBLIC ROOMS

**A lovely semi-detached bungalow enjoying a sought after Netherlee location.**

The accommodation extends to bright entrance hall, excellent size bright front facing lounge with large window formations, rear dining room leading directly to the utility with a good range of floor and wall mounted units, rear sunroom with direct garden access leading to an additional sitting room and the modern kitchen. The kitchen provides a good range of floor and wall mounted units, including integrated appliances with views over the rear garden. The two double bedrooms are generous in size, with the master benefiting from large windows formations. The downstairs bathroom is modern with neutral tiling and has a shower over bath.

Further features include a system of gas-fired central heating and double glazing. Ample parking is provided from the front in way of a driveway. The rear garden is of particular note, being generous in size and mainly laid fo lawn. There is a well-positioned patio area ideal for outside dining/entertaining.





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.

**CC0794** | Sat Nav: 80 Nethervale Avenue, Netherlee, G44

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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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