



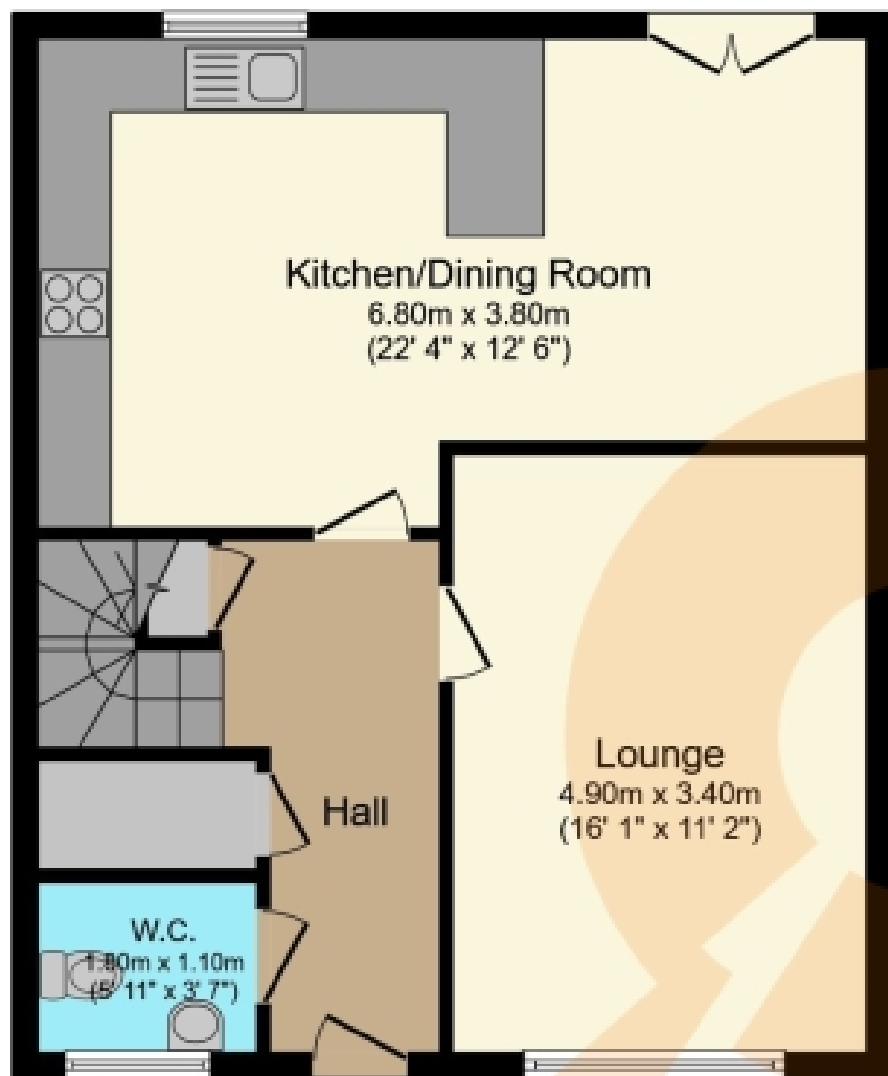
**18 Gebbie Way, Neilston**

**Offers Over £310,000**



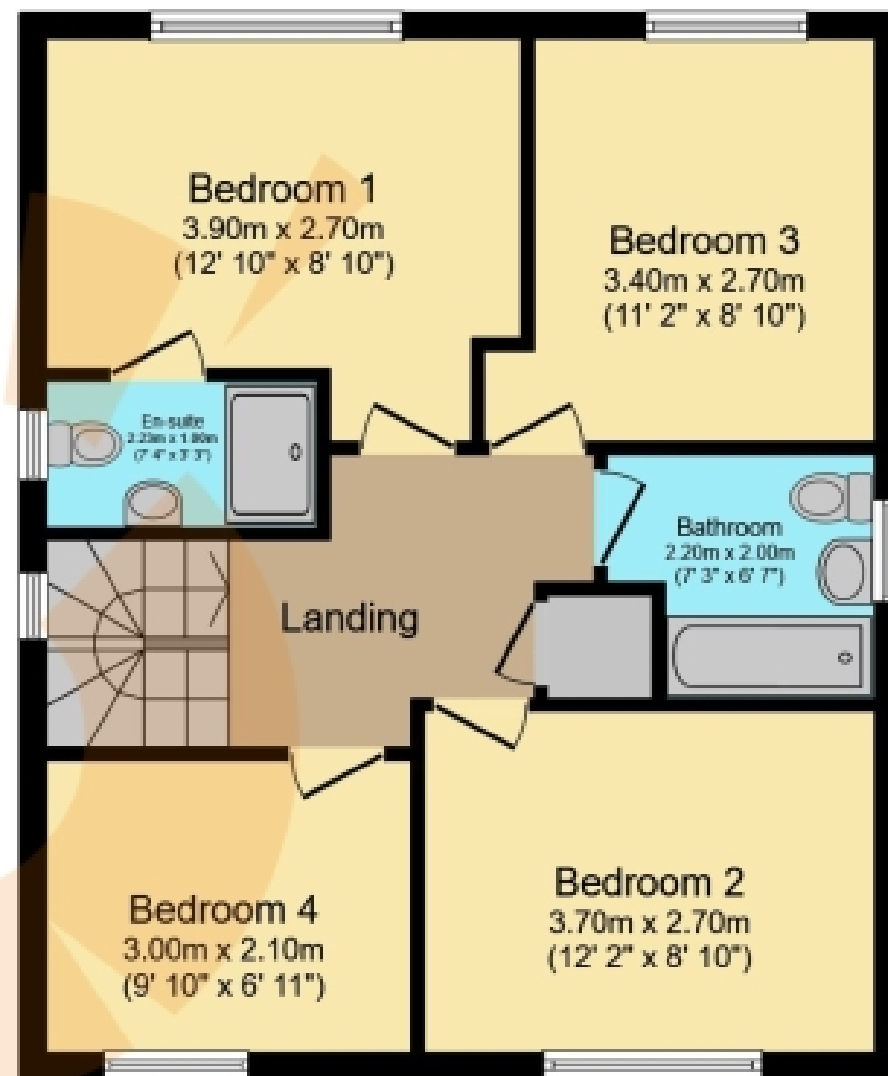






### Ground Floor

Floor area 56.2 sq.m. (605 sq.ft.)



### First Floor

Floor area 56.4 sq.m. (607 sq.ft.)

**TOTAL: 112.7 sq.m. (1,213 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* STUNNING FAMILY HOME WITHIN SOUGHT-AFTER DEVELOPMENT \* CONTEMPORARY DINING KITCHEN \* FOUR GENEROUS BEDROOMS \* DETACHED GARAGE & MULTICAR DRIVEWAY \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.**

Here's what our clients love about their home... This has been a wonderful home for our young family, and if we could take the house with us when we move, we would! We especially love the full width kitchen diner: it's where we spend most of our time. There are lots of other young families in the estate and it has always felt like a safe, neighbourly community.

Nestled within the highly sought-after village of Neilston, Kirkton View development offers a family friendly environment close by to a host of amenities, schools and public transport links. No.18 Gebbie Way is a fabulous, detached villa presented in walk-in condition, perfect for families in search of spacious and flexible living.

The family lounge boasts impressive dimensions complimented by an abundance of light and tasteful décor. The contemporary dining kitchen holds an array of white gloss wall and base mounted units paired with oak effect worktops for a stylish workspace. The kitchen further benefits from a host of quality integrated appliances including a fridge freezer, induction hob, oven and microwave as well as ample dining or sitting space for a flexible layout.

Completing the ground level is not only plenty of in-built storage but a W.C. which is perfectly elegant in all its' simplicity. Into the upper level are four generously proportioned bedrooms with Bedroom One boasting a chic en-suite shower room. A three-piece family bathroom completes the home internally, comprising of a bathtub, W.C. and wash hand basin.

The rear garden is fully enclosed and thoughtfully landscaped with a vibrant array of mature shrubs, creating a tranquil oasis. From the elevated decking area, you can immerse yourself in the scents and colours making it the perfect spot to unwind.

No.18 additionally benefits from a multicar monobloc driveway and detached garage for additional storage.

This fantastic home is located within the ever-popular Neilston locale and is conveniently situated within walking distance to the local town centre and is well placed for access to local shops and public transport links. It is also within easy reach of both Braehead and Silverburn shopping centres with an array of big brand shops and has excellent public transport links close by via Neilston train station providing fast commuter access to the city centre.

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The property is situated within the highly sought-after East Renfrewshire school catchment area. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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