



49 Kingston Avenue, Neilston

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Situation

Neilston and its neighbouring town Barrhead offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are regular public transport facilities with a train service to Glasgow and Inverclyde.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other pursuits.

There is good access to the Silverburn & Braehead shopping centres and the M77/M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.









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Description

An extended and deceptively spacious semi detached villa, close to local amenities and services.

The accommodation comprises:

Ground Floor: Entrance vestibule. Sitting room with staircase to the upper level. Dining/ family room, leading to the kitchen. Kitchen, fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Bathroom with three piece white suite.

First Floor: Bedroom one with wardrobe space. Bedroom two/study, leading to bedroom three. Bedroom four. House bathroom.

The property is further complemented by gas central heating and double glazing. Private gardens to front and rear. A driveway provides off street parking and leads to a single integral garage.













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49 Kingston Avenue, Neilston G78 3JG

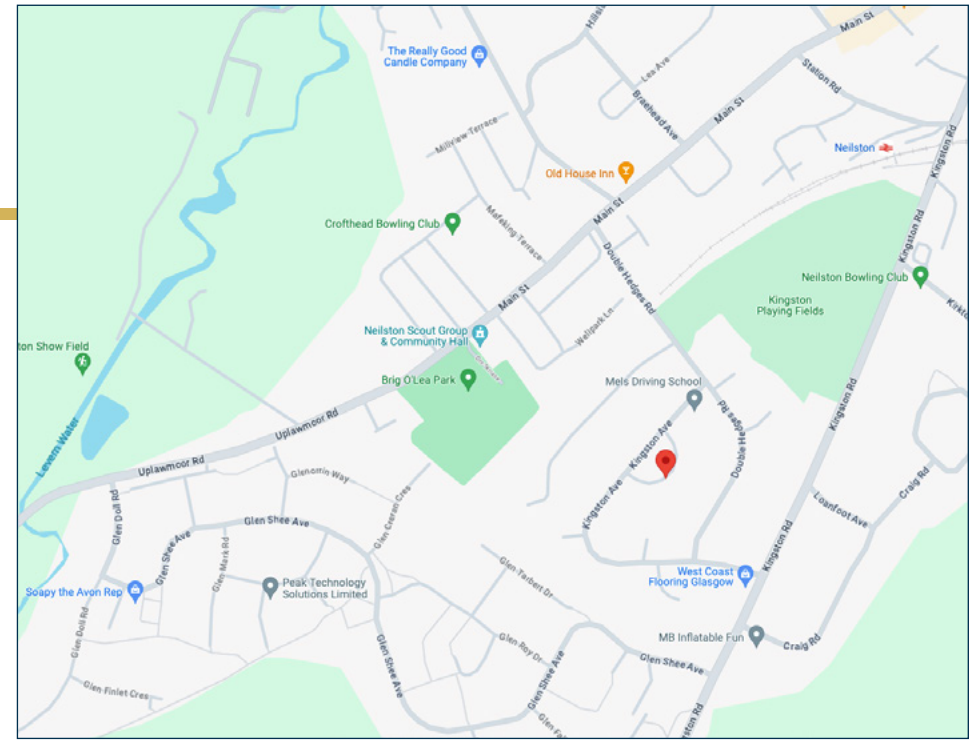
Approximate gross internal area
Main House = 1287.46 sq ft - 119.61 sq m
Garage: 131.34 sq ft - 12.2 sq m
Total = 1418.84 sq ft - 131.81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
1 Helena Place
Clarkston G76 7RB
Telephone 0141 638 4541
clarkston@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: D

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

1 Helena Place, Clarkston G76 7RB

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