



# THE DAIRYHOUSE

SMIDDYHILL FARM, 36 UPLAWMOOR ROAD, NEILSTON

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**A terraced cottage with private gardens.**

Smiddyhill Farm dates back to the turn of the last century and was converted in approximately 1997 to create a unique courtyard development of cottages.

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The Dairyhouse is a delightful, terraced cottage that in addition to having its own enclosed private gardens benefits from further adjacent building/storage sheds, chicken coop and poly tunnel area for further planting and self sufficiency.

The property delivers a modern interior with a contemporary specification including upgraded boiler with LPG heating system, double glazed windows and doors, and the property offers the following accommodation of which the majority is on a single storey layout.

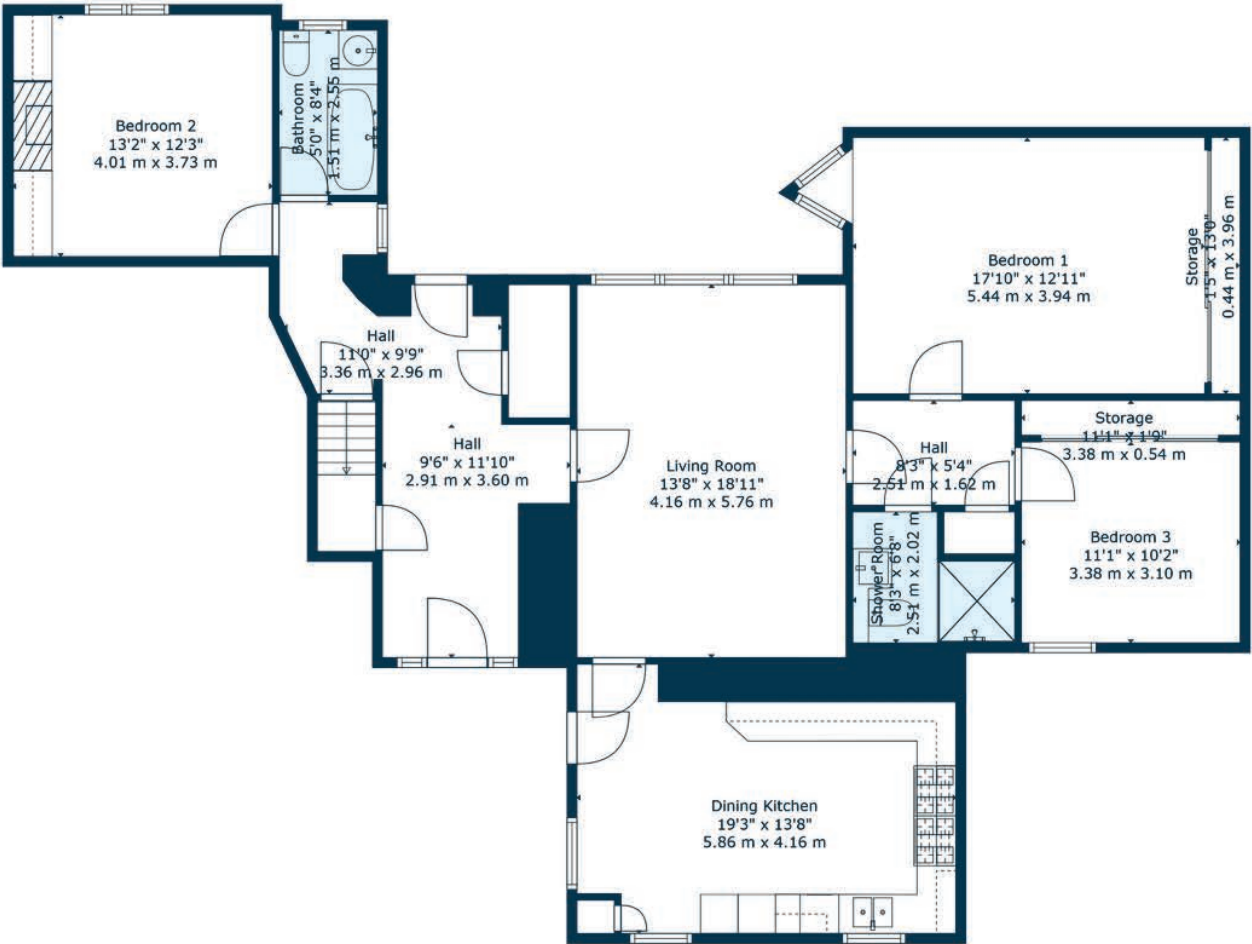
Great sized reception hallway with good storage provided and further door giving access to gardens, lovely sized lounge/ dining room with feature double glazed window to rear, great sized dining kitchen, inner hallway gives access to a large principal bedroom with extensive storage, great sized second double bedroom also with storage and a modern shower room. The main hallway also gives access to a third double bedroom with its own modern bathroom adjacent with shower. A fixed staircase leads to a great sized attic room which provides study or occasional guest bedroom accommodation.

There is a private road giving access to the courtyard. Private parking area adjacent to a double garage which provides two upper and over doors leading to garage space. Outbuildings provide additional storage.









The village of Neilston offers train station and benefits from popular primary schools and is also within the catchment radius for nationally recognised East Renfrewshire schooling. The property appeals to a wide range of age demographics, from young adults and professionals to older couples, given the real sense of community in the village and its proximity to shopping and transport. There are a wide range of local walking routes and trails and Neilston is also within easy reach of Loch Lomond and the Trossachs which are approximately 45 minutes away.

**NM4556** | Sat Nav: The Dairyhouse, Smiddyhill Farm, 36 Uplawmoor Road, Neilston, G78 3BN

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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 Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

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