



40 Cochran 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, within walking distance and with a train service to Glasgow and Inverclyde. This property is also within the catchment area for Eastwood High School.

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 Siverburn & 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.







Description

A three bedroom detached villa, located at the end of a cul de sac and well placed for amenities within the surrounding district.

The accommodation comprises:

Ground Floor: Welcoming reception hallway. Bay window sitting room. Dining kitchen with a full complement of wall mounted and floor standing units, and French doors leading to the rear garden. Guest WC.

First Floor: Bedroom one with fitted wardrobes. Bedroom two with cupboard space. Bedroom three. Bathroom with three piece suite.

The property is further complemented by gas central heating and double glazing. Well kept gardens to front and rear. A driveway provides off street parking.



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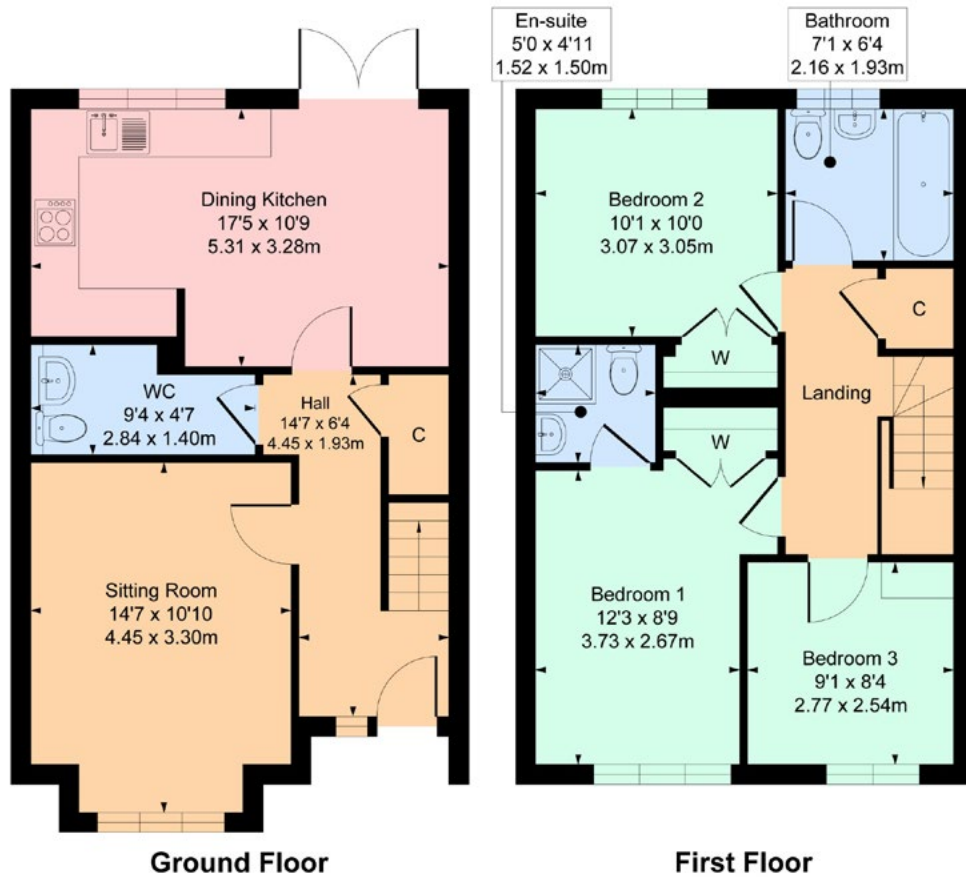


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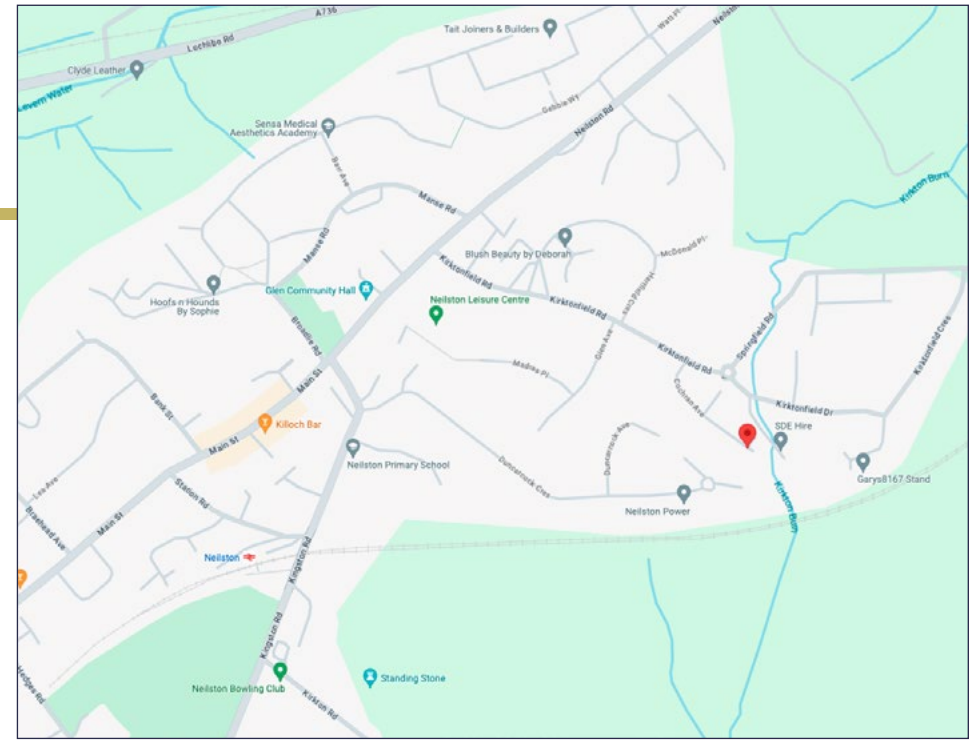
Approximate gross internal area 980 sq ft - 91 sq m



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
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: E

Fixtures and Fittings

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

Energy Efficiency Rating

Band C

Services

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

Local Authority

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

Property Reference 3199

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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