



THREE BEDROOM FIRST
FLOOR FLAT

SOUTH FACING BALCONY OFF
LOUNGE

ELECTRIC HEATING

SECURE DOOR ENTRY

Netherblane, Blanefield, G63 9JP

Offers Over £160,000

EVE Property are delighted to bring to the market this spacious three-bedroom first-floor flat, located within the peaceful and sought-after Netherblane development in Blanefield. Boasting generous proportions, open views, a private balcony, and a garage, this property offers an excellent foundation full of potential. Perfect for those looking to update and personalise to their own taste, it presents a fantastic opportunity to create a beautiful home in a tranquil setting—contact our friendly sales team today to arrange your viewing.



Property Description

The Netherblane development is set back from the main road and surrounded by beautifully maintained communal grounds, offering residents a peaceful and picturesque environment. Private parking is available throughout the development, and No. 62 benefits from its own private garage.

Entry to the building is via a secure door entry system, leading into a well-kept communal hallway and carpeted staircase. Large picture windows flood the shared areas with natural light, creating a bright and welcoming atmosphere. No. 62 is located on the first floor, sharing the landing with just one neighbouring property.

Internally, the flat offers a spacious and versatile layout. The entrance hallway provides excellent storage options and leads through to a generous lounge with ample space for dining. Floor-to-ceiling windows and large sliding doors fill the room with natural light and open directly onto a private, south-facing balcony—perfect for relaxing while enjoying peaceful open views across the landscaped communal grounds.

The kitchen is fitted with a range of wall and floor cabinets, along with space and servicing for a cooker, washing machine, dishwasher, and fridge freezer, offering the next owner the opportunity to modernise and create a stylish and functional workspace.

There are three well-proportioned bedrooms, each offering flexibility for a variety of furnishing styles. The principal bedroom is particularly spacious and includes fitted wardrobes for convenient storage.

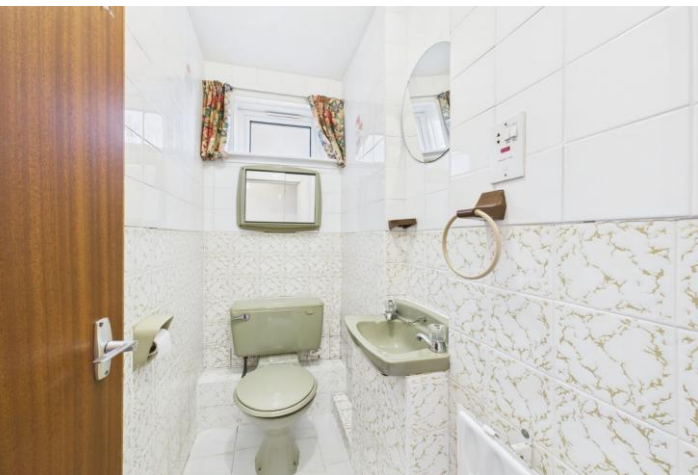




The family bathroom currently features a three-piece suite with an overhead electric shower, and there is an additional separate WC located next to the principal bedroom for added convenience.

While the property would benefit from some cosmetic upgrading, it offers a superb layout and an exciting opportunity to put your own stamp on a home within one of Blane's most desirable developments.

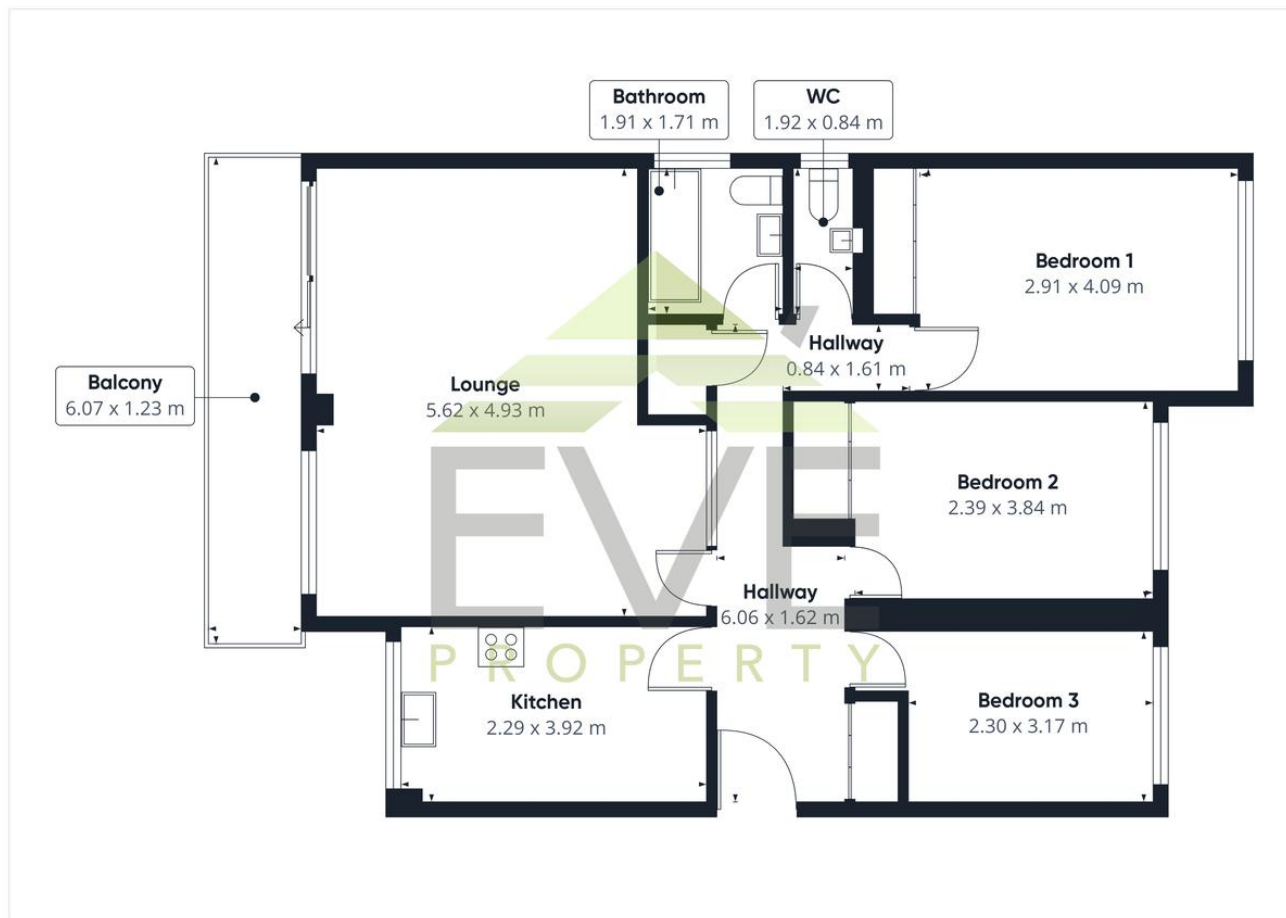
Further benefits include an electric heating system, a private tandem garage, and access to the beautifully maintained communal gardens that surround the development, providing attractive outdoor space for residents to enjoy.



The Blane development is well regarded for its quiet setting and strong community feel. Blane and neighbouring Strathblane offer a range of local amenities including a village shop, library, and a popular local inn, as well as excellent schooling at Strathblane Primary and Balfour High. Regular bus services and convenient road links make commuting to Glasgow, Stirling, and beyond straightforward, while the nearby Campsie Fells provide stunning scenery and fantastic opportunities for walking and cycling.



If you're looking for a spacious and well-positioned flat with endless potential in a peaceful village setting, contact our friendly sales team today and make this property your next home.



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