



DETACHED GATEHOUSE

**“CARTBANK LODGE”
47 NETHERLEE ROAD
CATHCART
G44 3YU**



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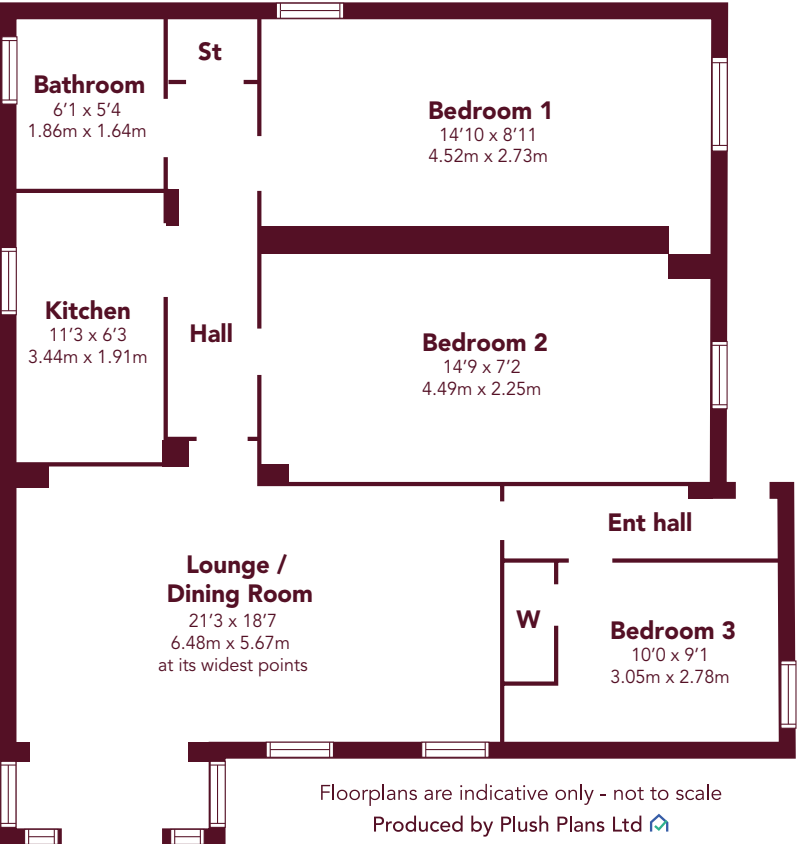
Utterly charming and unique in equal measure, “Cartbank” comprises a DETACHED GATEHOUSE situated adjacent to and enjoying tree lined aspects over Linn Park immediately opposite, yet is only a few minutes’ walk to Clarkston Road with excellent shopping and public transport including a Sainsbury’s, in addition to Cathcart Station providing a short commute to the City Centre.

This most individual property offers “all on the level” accommodation. Decorative double glazed and PVC front door onto entrance hall with good natural light provided by window to front, also of note is the hardwood oak finish. There is a fabulous and immediately impressive 21’3 x near 19’ lounge/dining room featuring fireplace with inset living flame fire, full length windows and additional bay incorporating full length windows and doors providing access to the fully enclosed private garden with all-weather deck and grass. There is a secondary hall with hardwood oak floor providing access to two bedrooms, the modern fitted kitchen comprising floor and wall mounted polished white veneer fronted units with complimentary composite marble work top, metro tiled splash back and large porcelain floor tiles, a “Belfast” sink and Neff appliances to include oven, hob and microwave, fridge/freezer, washing machine and dishwasher, stainless steel socket covers. Modern fitted bathroom comprising three-piece suite with independent shower above bath, wash hand basin and WC built into white vanity unit. There is full wet wall panelling to walls and chrome towel rail. The third bedroom is reached via the reception hall.

The property has gas central heating and a combination of double and single glazed windows. Security alarm system.

Measurements

LOUNGE/DINING	21’3 (6.48m) x 18’7 (5.67m) at its widest points	BEDROOM THREE	10’0 (3.05m) x 9’1 (2.78m)
BEDROOM ONE	14’10 (4.52m) x 8’11 (2.73m)	KITCHEN	11’3 (3.44m) x 6’3 (1.91m)
BEDROOM TWO	14’9 (4.49m) x 7’2 (2.25m)	BATHROOM	6’1 (1.86m) x 5’4 (1.64m)





Travel Directions

Traveling south along Clarkston Road from the junction with Merrylee Road turn left onto Brunton Street, first right onto Laxford Avenue, left onto Netherlee Road, left at the mini roundabout and Cartbank Lodge is on right a short distance after the junction with Voil Drive.

Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

EPC

E

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE