



The Station House
27 Tannoch Road
Uplawmoor
G78 4AD



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

LOCATION

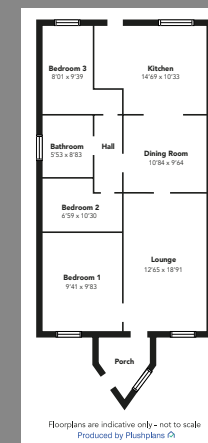
Tannoch Road is well positioned in the popular East Renfrewshire village of Uplawmoor. Uplawmoor is a peaceful and quiet village yet is well placed for those wishing to remain within easy commutable distance to Glasgow. Uplawmoor has excellent road links via the A736 Lochlibo Road to both the Clyde Coast and via Barrhead towards Glasgow and the M77 motorway network. There is a railway station in the adjacent village of Neilston. Uplawmoor has a well-regarded hotel and a popular Primary school at the top of the street. The property is also placed within the highly sought after East Renfrewshire School Catchment area. The village also offers a tennis club and the popular Caldwell golf club is located on the edge of the village.

ACCOMMODATION

Wright & Crawford welcome to the market The Station House a traditional extended 3 bedroomed semi-detached bungalow, the property comprises a welcoming Lounge with a feature bay window formation and feature fireplace. A fully fitted dining kitchen with a selection of wall and base units. Three bedrooms, completing the property is the 4 piece family bathroom. The Property benefits from gas central heating and double glazing. Driveway to the front of the building. Mature gardens to the front and rear. A degree of modernisation is required.

MEASUREMENTS

Lounge	12'65 x 18'91
Dining Room	10'84 x 9'64
Kitchen	14'69 x 10'33
Bathroom	5'53 x 8'83
Bedroom 1	9'41 x 9'83
Bedroom 2	6'59 x 10'30
Bedroom 3	8'01 x 9'39



COUNCIL TAX

Band D

EPC BAND

D

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211