



**MINARD**

25 BROADLIE ROAD, NEILSTON

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**A wonderful period family home set within a highly desirable Neilston address.**

Minard is a generous period semi-detached villa with a running theme of natural light and a blend of tradition and modernity creating a wonderful, homely feel. Traditional entrance vestibule and hallway with under stair storage provides access to the accommodation which is found over two levels. Bay windowed formal lounge with feature fireplace and a spacious fourth full double bedroom are at the front of the house. A flexible sitting room which could provide an option as an office or playroom faces to the rear alongside an excellent open plan kitchen dining space. The kitchen has a range of wall and base mounted units with a mix of integrated appliances and has excellent natural light by virtue of double doors into the rear gardens and large window. The ground floor is completed by contemporary main family bathroom with both bath and shower and charming fireplace feature.

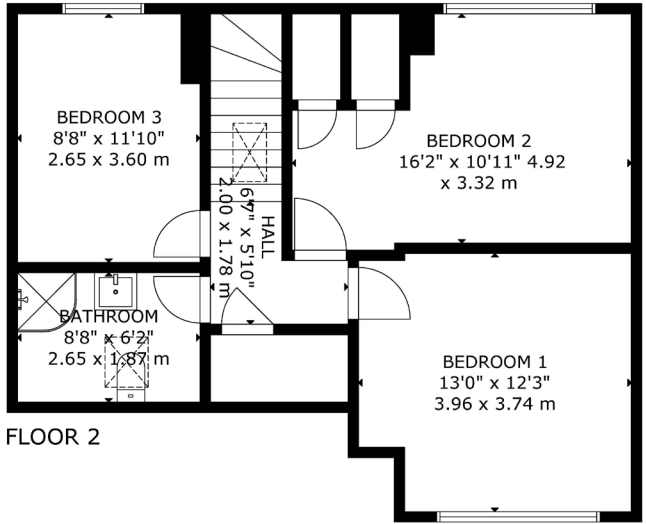
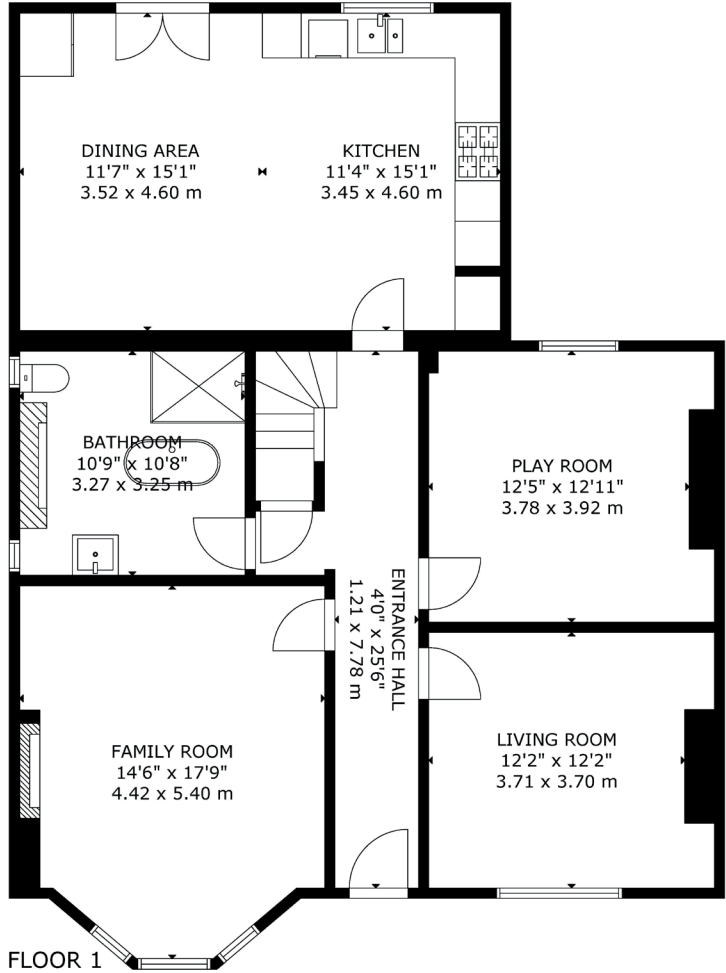
The first floor provides wonderful accommodation via three full double bedrooms and lovely shower room. The specification of the property includes double glazing throughout, modern boiler and central heating system.

The gardens are level and easily maintained by virtue of paved and lawn sections and almost face perfect south providing lots of sunlight throughout the year.









The property is situated a short walk from Neilston 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.

**NM4166** | Sat Nav: 25 Broadlie Road, Neilston G78 3ES

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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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