



**2 ORR TERRACE**  
NEILSTON

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**3 | BEDROOMS**

**1 | BATHROOM**

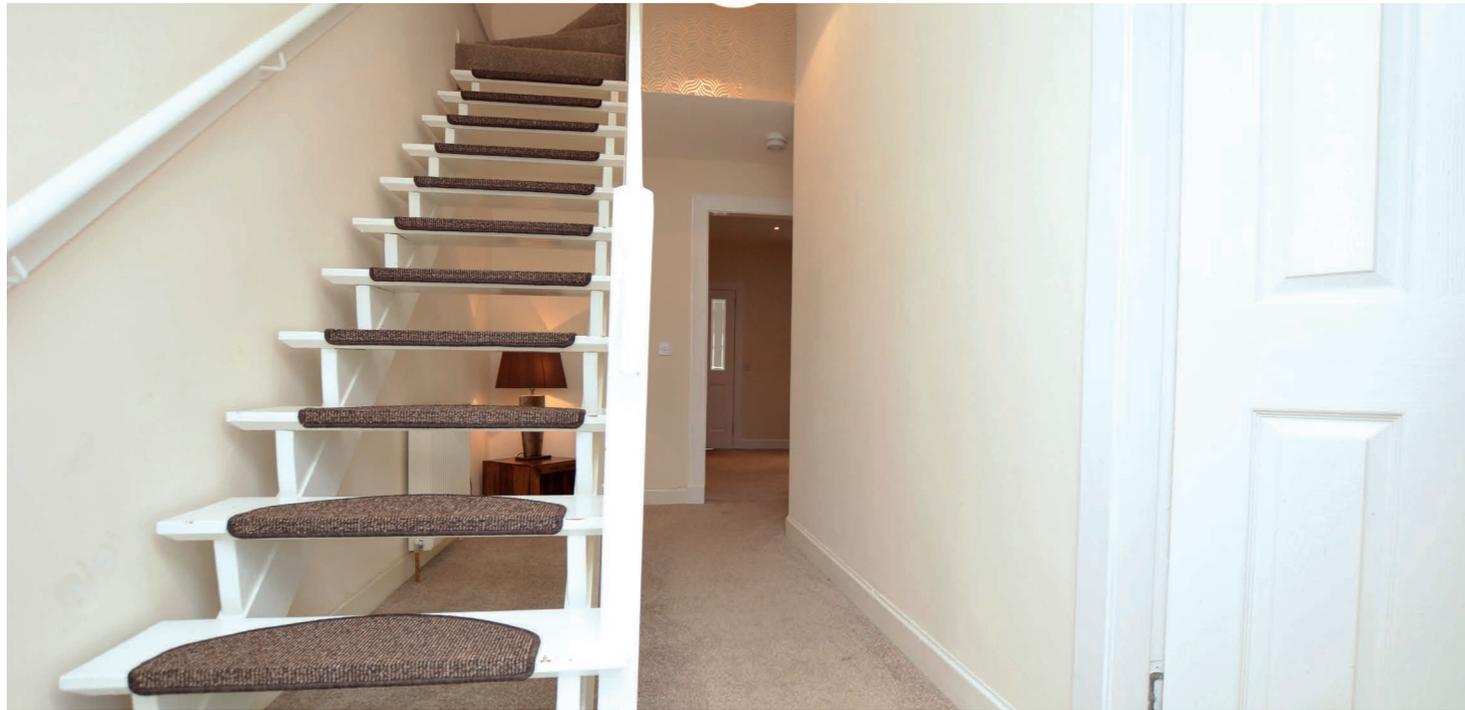
**1 | PUBLIC ROOM**

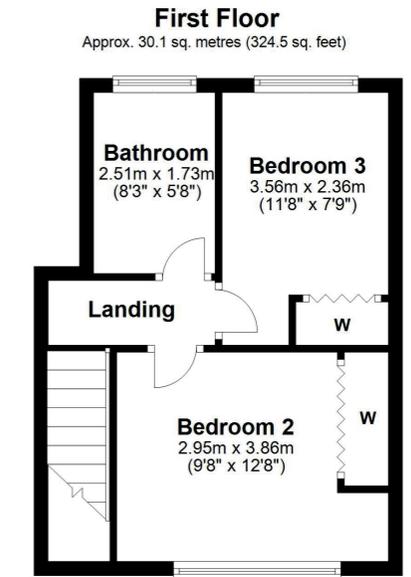
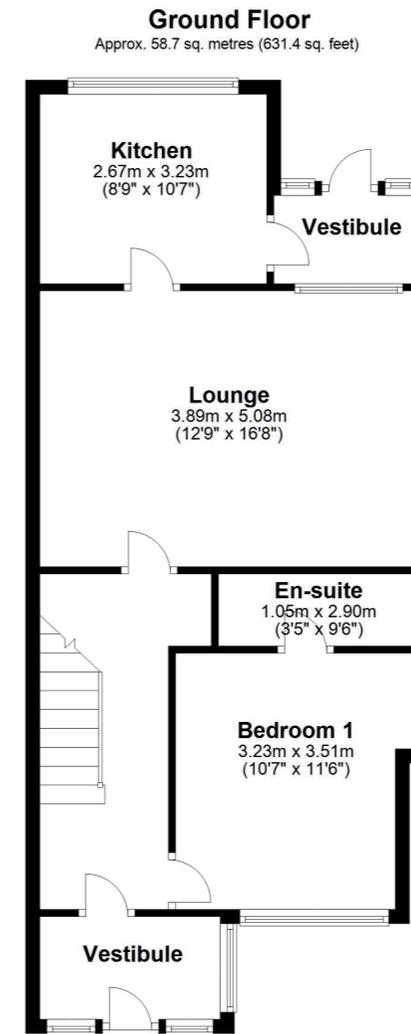
**A spacious bright and flexible mid terraced villa suited to a wide range of buyers.**

2 Orr terrace, Neilston is a spacious and bright mid terrace cottage which presents as an excellent opportunity to the local marketplace.

Bright and spacious throughout the property has been modernised in part within recent times with upgraded windows, boiler and en-suite bathroom installations. Entering via welcoming and spacious front vestibule the accommodation extends to traditional hallway giving way to principal ground floor double bedroom with modern fully fitted en-suite shower room. Terrific formal family lounge follows extending to circa 215 square feet which in turn provides access to the rear facing kitchen. The kitchen allows plentiful natural light to enter the home boasting a southern aspect and is furnished with a range of wall and base mounted units. The rear terrace is accessed via rear vestibule and provides a lovely sunny spot. Upstairs the accommodation comprises of two excellent further double bedrooms both with built in wardrobes and lovely views of the surrounding countryside and main family bathroom.

Externally the property has undergone a full transformation via landscaped front garden providing a rare opportunity for off street parking and thorough maintenance regime including external painting and gutter cleaning.





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.

**NM4184** | Sat Nav: 2 Orr Terrace, Neilston G78 3LP

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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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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**Tel:** 0141 639 5888

**Email:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)