



**1 WESTERTON COURT**

BUSBY

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**A detached villa, set within private garden grounds.**

This modern detached villa enjoys a quiet yet highly convenient location within the popular suburb of Busby. Enjoying a cul-de-sac position and benefiting from private garden grounds, the subjects offer a great opportunity for improvement / upgrading to suit a buyer's taste.

The ground floor accommodation extends to entrance hallway, with cupboard adjacent, generous formal lounge to front with access via double doors to dining room, in turn giving access to dining / kitchen giving access to gardens at rear. Downstairs is completed by shower room, study and double bedroom with fitted storage adjacent. Upstairs provides a spacious master bedroom with fitted wardrobes, two further good bedrooms (one with useful playroom / dressing room adjacent), and family bathroom. Specifications include gas central heating and double glazing.

Externally the property is set within easily maintained private garden grounds with patio and lawned areas. Said gardens are secure and fully enclosed. Property also benefits from a single garage fitted with power and light.









Busby is a village within East Renfrewshire and lies approximately six miles south of Glasgow City Centre and 0.8 miles northwest to the outskirts of East Kilbride. Busby is served by a train station giving direct access to the city centre in addition to locally providing catchment to Busby Primary School and secondary schooling is available via Williamwood High School or St Ninian's High School. The village provides The Busby Hotel which is a major landmark and was extensively refurbished in 2014 in addition to the White Cart and Cartvale pubs on the main street. Busby is a short distance drive to Clarkston which provides further retail outlets, independent cafes, and restaurants.

**CC0723** | Sat Nav: 1 Westerton Court, Busby, G76 8NG

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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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