



**3 NEUKFOOT LANE**

UPLAWMOOR

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**An exceptional detached family home in rural Uplawmoor**

This detached family home enjoys a lovely position within the popular village of Uplawmoor. Set within private south facing garden grounds, the subjects offer a great opportunity and extremely rare to the local marketplace.

The ground floor accommodation extends to traditional style reception hallway with good storage, formal lounge with feature open fire and access to rear gardens, leading to family room, fitted kitchen with a range of wall and base mounted units and side door with access to driveway, and the ground floor is complimented by double bedroom and cloakroom, W.C.

The upper levels provide spacious principal bedroom with covered balcony and stunning views, two further bedrooms with fitted storage and bathroom. The specification of the property includes a modern system of gas central heating, double glazing and overall, the subjects are well presented, decorated and have been well maintained throughout.

Externally the property is set within private mature and easily maintained south facing gardens with large lawned area and said gardens retain a high degree of privacy by virtue of border hedging and planting. Further benefiting from fantastic two storey garden lodge house that could be utilised for a variety of uses.

Driveway to side providing vehicular parking leading to detached garage fitted with power and light. Large lawn area to the front.

The floor plan shall provide you with a detailed layout of this family home, however we recommend viewing to appreciate the space, versatility and idyllic setting that is on offer.





The village of Uplawmoor is a popular locale within East Renfrewshire and therefore enjoys access to high achieving schooling within the East Renfrewshire area. The village is well served by the local Uplawmoor Hotel, the village primary school and Caldwell Golf Club. With numerous paths and walkways, its rural setting offers access to open farmland, beech woodland, a glen and Loch Libo, a Scottish Wildlife Trust site of special scientific interest.

**NM4483** | Sat Nav: 3 Neukfoot Lane, Uplawmoor, G78 4DH  
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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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