



**15 LINN DRIVE**  
NETHERLEE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

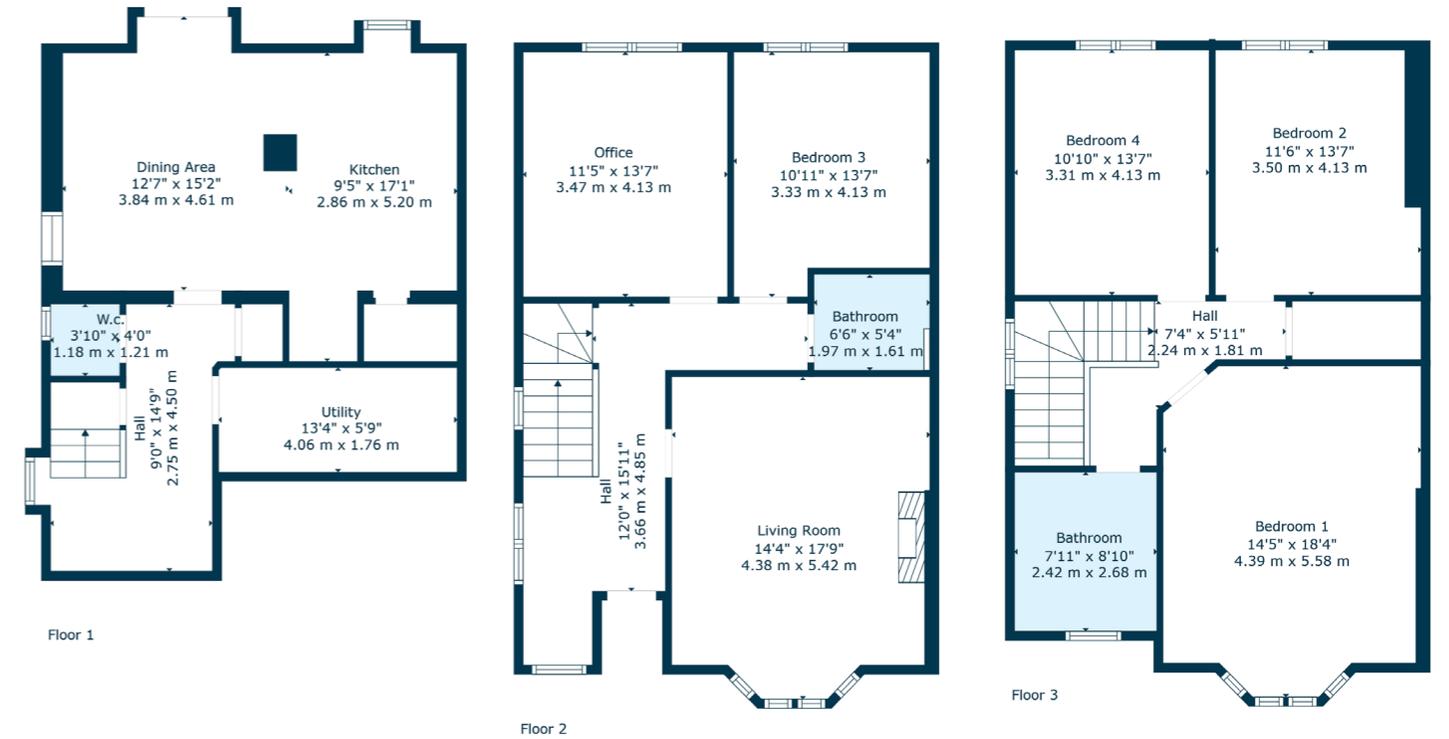
**A beautiful red sandstone fronted semi-detached villa set within private garden grounds.**

This traditional red sandstone fronted semi-detached villa provides a great opportunity to the local marketplace. The property is set within private garden grounds and enjoys a highly convenient central location in the sought-after suburb of Netherlee, within the catchment for Williamwood and St Ninian's High Schools. It is within walking distance to Newlands Park, Linn Park and Muirend Playing Fields, and is well connected in terms of transport, in close proximity to bus and rail connections.

The ground floor accommodation extends to entrance vestibule, traditional style reception hallway, fantastic bay windowed formal lounge to front with feature dual fuel fire, Office / Bedroom Five to rear overlooking the garden with a feature gas fire, fourth bedroom and this floor is complete by way of Shower room. Leading downstairs to spacious dining kitchen with a range of wall and base mounted units leading out to the gardens via French doors, useful laundry / utility room, WC and under stair storage completes this level. The top floor opens to a bright and spacious landing area giving access to a family bathroom, a fantastic, bay windowed master bedroom to front, spacious second double bedroom and third good bedroom. Laundry cupboard with pull down ladders accessing attic space which could be developed further (subject to planning). The specification includes gas central heating, new roof and UPVC double glazed sash and case windows throughout.

Externally the property is set within private level garden grounds. Easily maintained by virtue of lawned area. Separate shed which could be changed to create a single garage with hard standing already in place which is accessed via private lane.





Netherlee is one of East Renfrewshire's most sought-after residential suburbs and is a haven for young growing families enjoying access to some of the best schooling within the local area. There is a full range of independent retailers including cafes and restaurants, and the district provides swift access via both road and rail to the city centre and beyond. There is a variety of places of worship found within the surrounding area and an array of sports and leisure activities including local parks, health clubs, gyms and golf courses close to hand in addition to equestrian pursuits.

**CC0860** | Sat Nav: 15 Linn Drive, Netherlee, G44 3PT

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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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