



1/1, 2 BUTE GARDENS

NETHERLEE

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3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

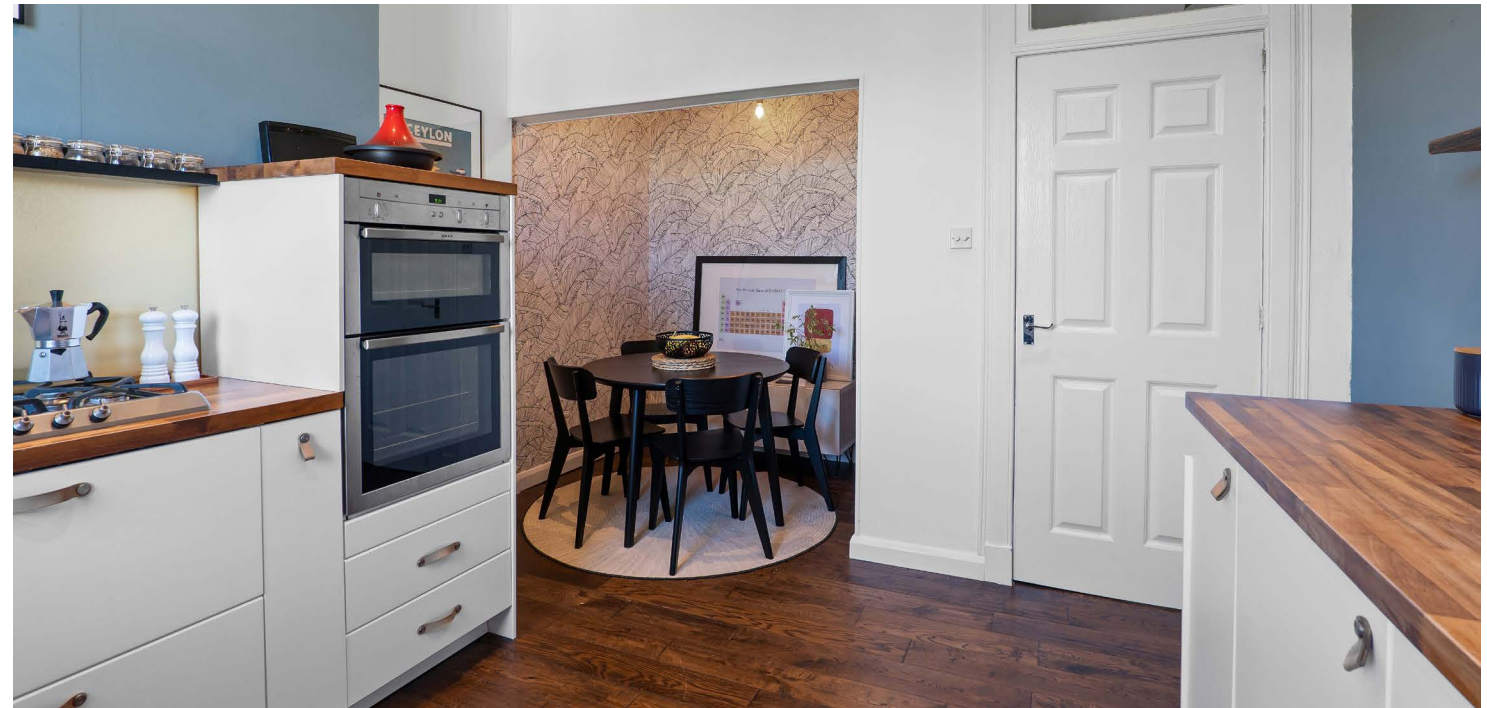
A unique duplex apartment enjoying a sought-after location.

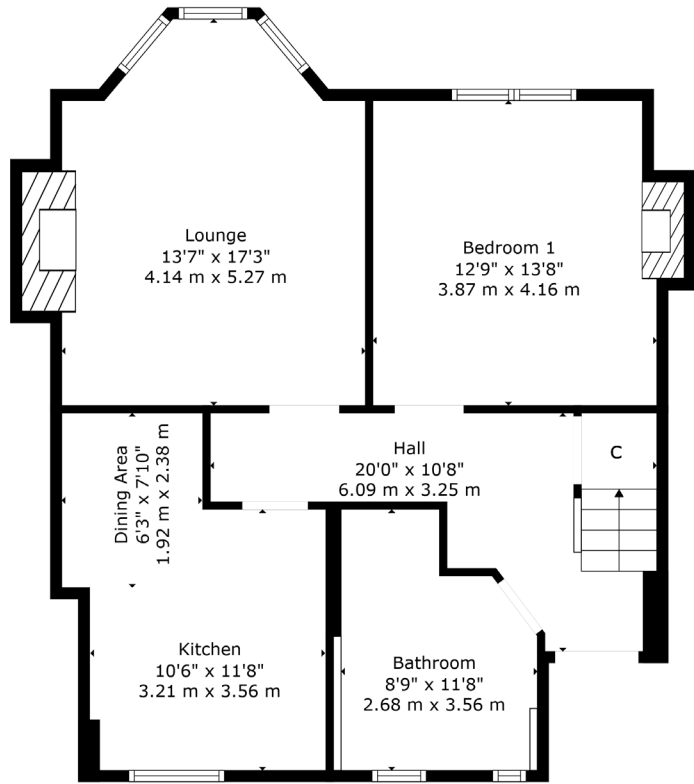
The duplex apartment enjoys a quiet yet convenient location within this sought-after suburb of Netherlee. Presented in beautiful condition throughout, the subjects benefit from private external space and could potentially suit a variety of purchasers.

Entered via communal residents' stairway / stairwell to main front door, the first-floor accommodation provides spacious reception hallway which is decorated with feature panelling, luxurious bathroom adjacent, generous formal bay windowed lounge, double bedroom and a generous dining kitchen with a range of wall and base mounted units with aspects to the rear.

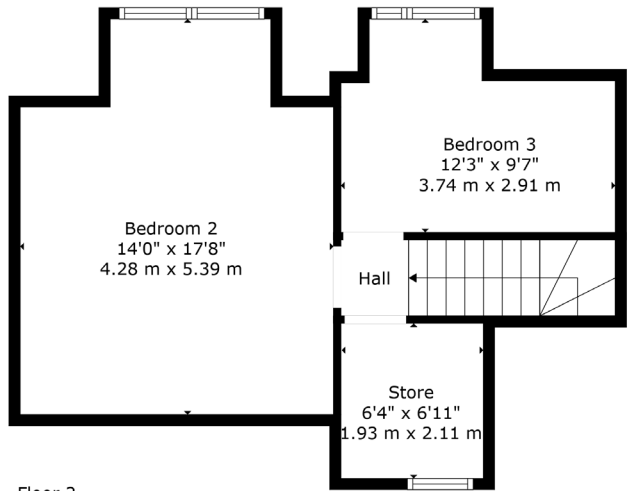
The feature staircase gives access to the second floor with a lovely principal bedroom and good further additional bedroom. Additional storage is provided on this level. Specification includes gas central heating, double glazing, feature fireplaces and overall, the subjects are beautifully presented with stylish decor throughout.

Externally the property benefits from a private garden area designed for ease of maintenance with lawned and patio areas.





Floor 1



Floor 2

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.

CC0868 | Sat Nav: 2 Bute Gardens, Netherlee, G44 3PS

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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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