



**54 NETHERHILL AVENUE**  
NETHERLEE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**Beautifully presented three-bedroom family home within lovely established grounds, nestled in a quiet, but central area of Netherlee**

This traditional semi-detached bungalow enjoys a prime residential location within the sought-after suburb of Netherlee. Set within fully enclosed south facing garden grounds, the property has been professionally extended and offers excellent family accommodation formed over a traditional two storey layout.

The accommodation in brief extends to entrance hallway, formal lounge, kitchen and dining, family room, bedroom and bathroom. The upper level offers two double bedrooms with storage and bathroom.

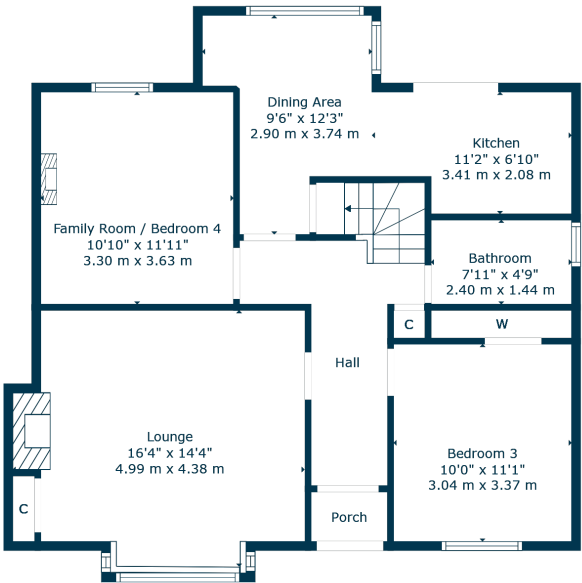
Externally the property is set within easily maintained private mature front and rear garden grounds. Monoblock driveway to front providing vehicular parking and leading to detached garage.

The floor plan shall provide you with a detailed layout of this well laid out home, however we recommend viewing to appreciate the space, versatility, and convenient setting that's on offer.

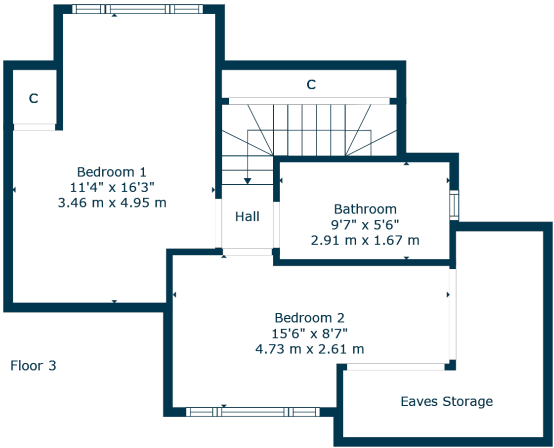








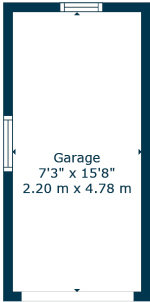
Floor 2



Floor 3



Floor 1



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.

**CC0877** | Sat Nav: 54 Netherhill Avenue, Netherlee G44 3XG

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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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