



## FLAT 27 RIVERSIDE COURT

LINNPARK AVENUE, NETHERLEE

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**2 | BEDROOMS**

**1 | BATHROOM**

**1 | PUBLIC ROOM**

**Seldom available and well-presented first floor two-bedroom retirement flat.**

This modernised purpose-built retirement flat by Alfred McAlpine is set within lovely residents' garden grounds, and benefits from its proximity to local amenities.

Entered via a secure buzzer entry system and carpeted residents' hallway/stairwell, the complete accommodation extends to reception hallway with two deep storage cupboards, generously sized lounge with access to a modern fitted kitchen, double bedroom with fitted wardrobes, generous second double bedroom with fitted wardrobes (currently being used as a dining room) and fully tiled shower room with overhead shower. The specification includes upgraded triple glazing and upgraded energy efficient electric heating system, and modern decorative tones throughout.

The property has excellent security arrangements, and a warden is on site 5 days a week between the hours 9am-1pm. There is also a direct link and emergency care line providing 24 hours assistance (additional service/cost). The subjects also benefit from a guest suite for family and friends and a separate residents' lounge and communal residents' lounge





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 West of Scotland. 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

**CC0902** | Sat Nav: Riverside Court, Linnpark Avenue, Netherlee G44 3PH

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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YOUR FUTURE



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