

9 Munley Way

NEILSTON, EAST RENFREWSHIRE, G78 3RE



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this excellent three-bedroom semi-detached family home. The property is offered in walk-in condition with a lot of money spent on upgrades that have produced a very stylish and comfortable place to call home.

The accommodation consists of a welcoming hallway with plenty of storage, there is a handy WC here too which is bright and fresh. Continuing into the property you enter a spacious lounge with a beautiful feature window, which consists of French doors that lead out into the garden. The living room would suit a range of furniture configurations and can also be used as a dining area. The striking kitchen features gas hobs and a range of integrated appliances.

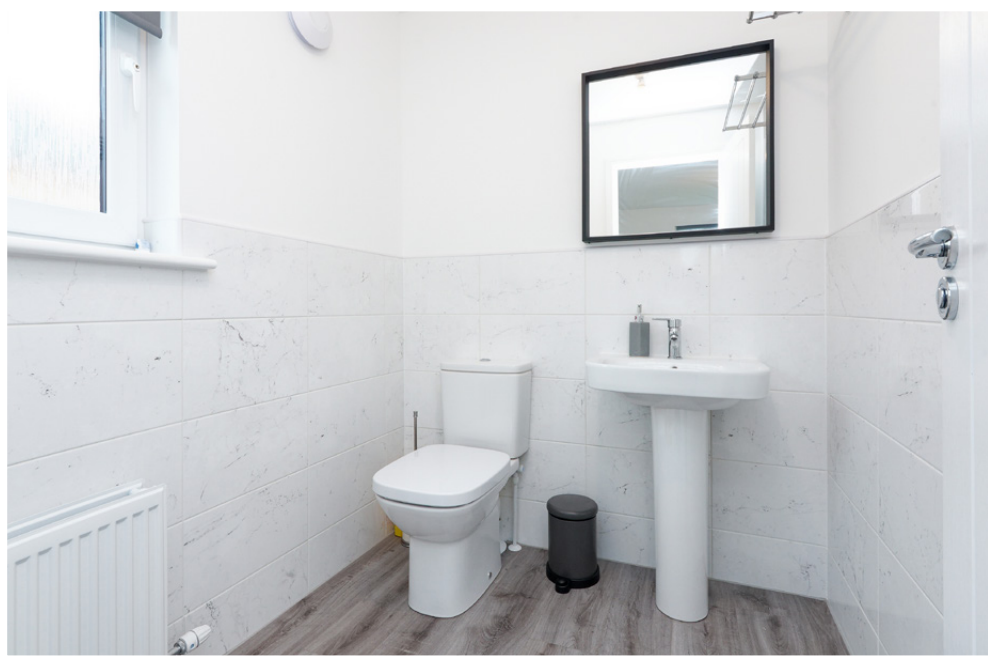
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As we move upstairs, there are three good-sized double bedrooms, all very generous in size to suit a range of different furniture configurations whilst the master bedroom contains an en-suite with an impressive shower.

Finally, the bathroom has been designed and finished to a high standard and comprises bath with wall mounted shower, WC and wash-hand basin with heated towel rail. There is contemporary wall and floor tiling.

The home is kept warm and comfortable by both double glazing and gas central heating.

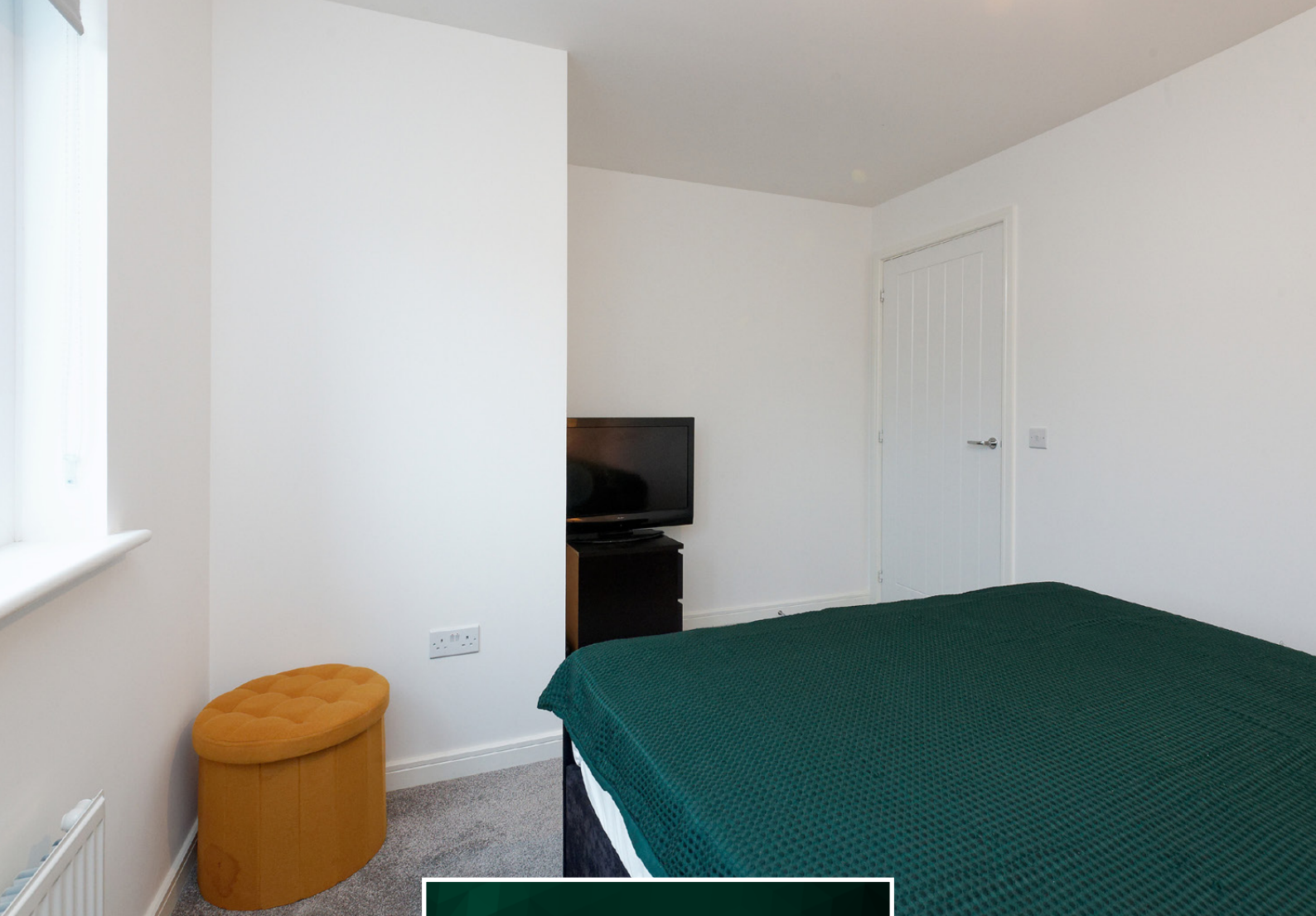






Bedroom 2

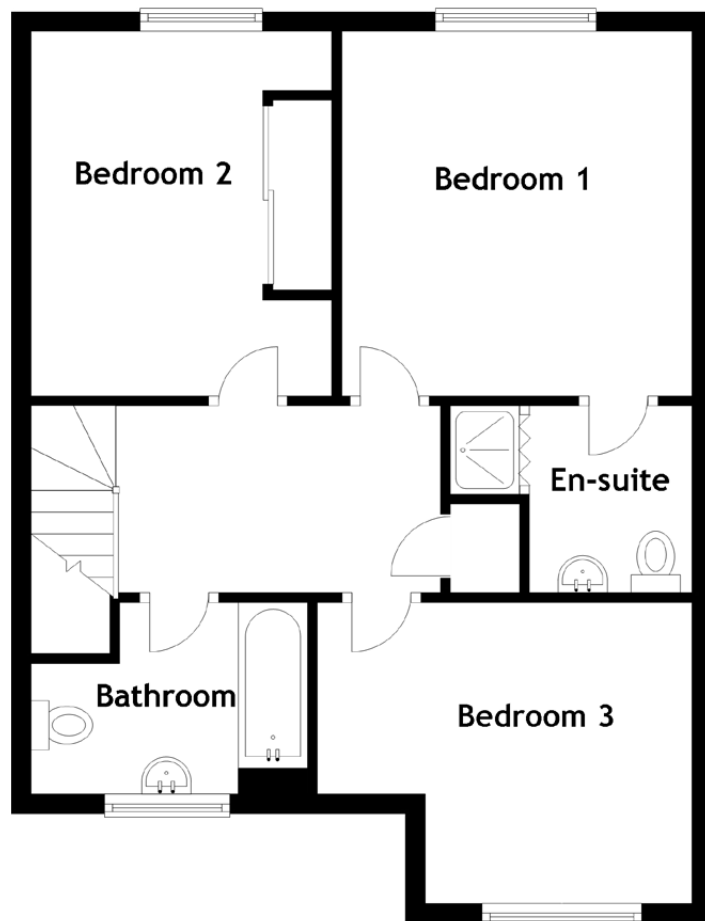
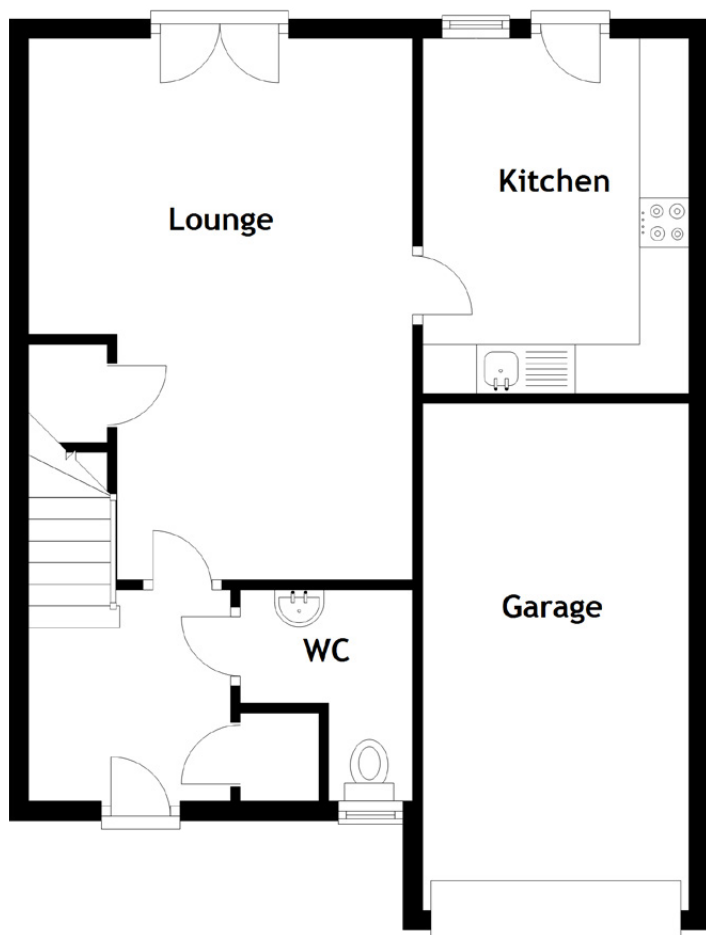




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18') x 3.90m (12'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
WC	2.15m (7'1") x 1.75m (5'9")
Bedroom 1	3.70m (12'2") x 3.55m (11'8")
Bedroom 2	3.70m (12'2") x 3.05m (10')
Bedroom 3	3.80m (12'6") x 3.05m (10')
Bathroom	2.90m (9'6") x 1.95m (6'5")

En-suite	1.90m (6'3") x 1.65m (5'5")
Garage	5.15m (16'11") x 2.70m (8'10")

Gross internal floor area (m²): 96m²

EPC Rating: C

Buyer's Premium Value: £3950



Externally, the property enjoys a desirable position within the new modern development. There is a generous mono-block driveway. The rear garden is a fantastic size and is south-facing enjoying long periods of sunshine in the spring and summer months. There is a large section of turfed lawn with a generous slabbed patio/seating area. The garden is enclosed by timber fencing with a timber side gate.

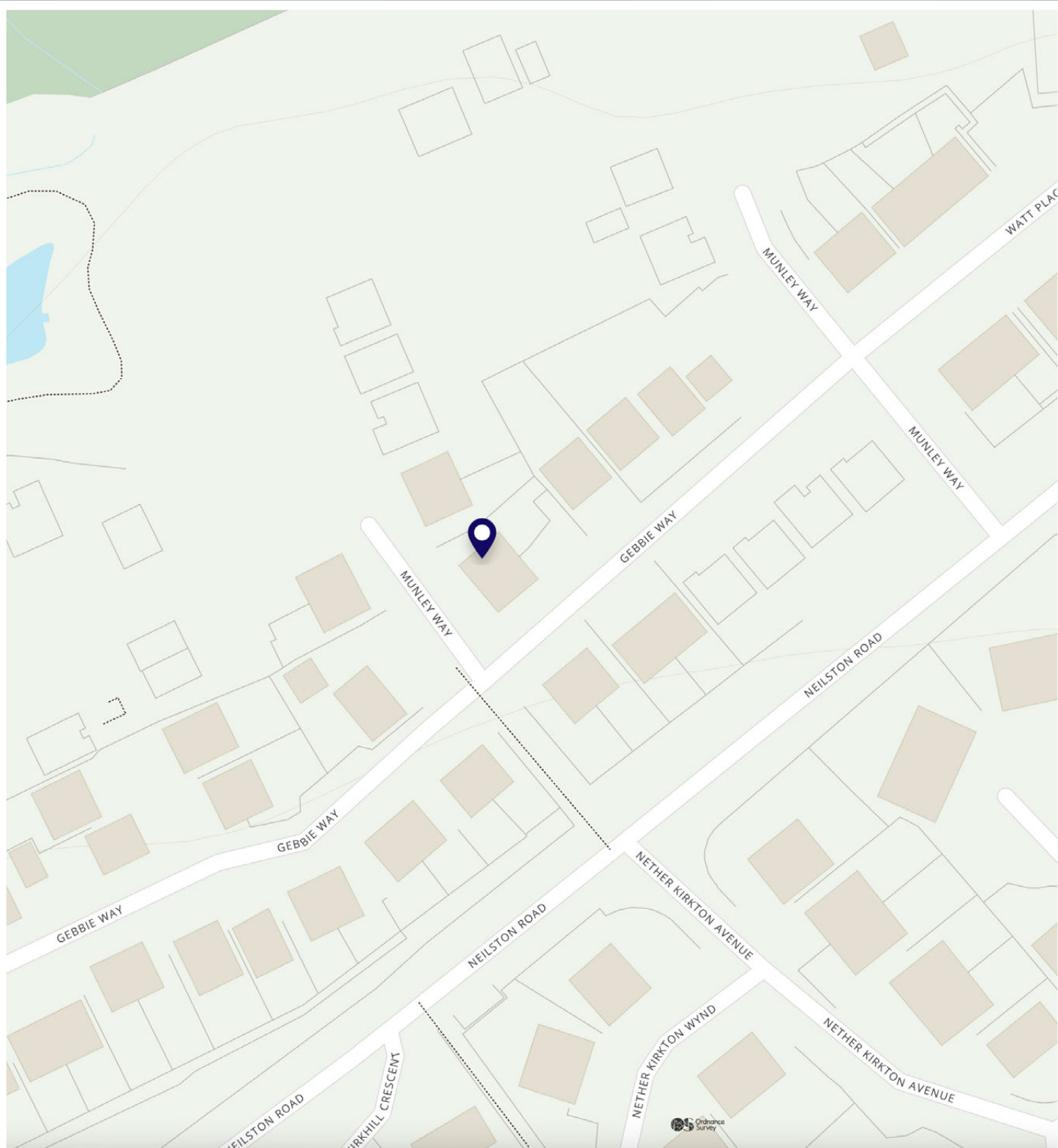
This lovely home would make an ideal buy for a wide variety of buyers. The current owners have totally transformed this house into a home. Early viewing is strongly advised.



The popular village of Neilston is a great place to raise a family. The village is included within the school catchment for Eastwood High in Newton Mearns for secondary education along with the popular Neilston Primary within the village itself and very close at hand.

Commuting is quick and easy via the Neilston Train Station (five minutes walk) and the M77 motorway is a mere ten minutes drive, meaning all parts of west-central Scotland are quickly and easily accessible. For those who love country walks or cycling with the kids, there are great places to explore and ramble.

The Location



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Part
Exchange
Available



Text and description
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Photographer



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Designer

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