



THOMAS MURRAY
PROPERTY



10 Glen Livet Road
Neilston
G78 3QW



Rear Elevation



View From House



Living Room



Dining Area



Kitchen



Living Room



Dining Area

10 Glen Livet Road, Neilston

Situated in a cul de sac this is a 3 bedroom end of terrace house with front and back gardens and attached garage

The house has a pleasant outlook with views toward the surrounding countryside

Neilston is a small town about 8.3miles from Paisley and about 27 minutes drive to the centre of Glasgow

Neilston has 2 primary schools, a Post Office, shops and a railway station

The house comprises

Entrance Hall

Living Room with Dining Area and double glazed French windows to garden

Kitchen

Conservatory

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3/ Boxroom with built in cupboard

Bathroom with shower over bath

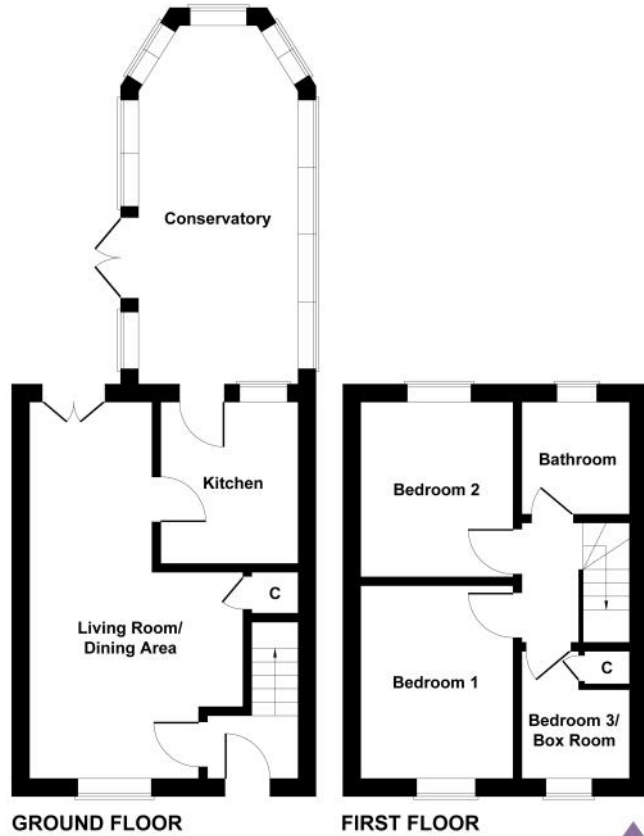
Double glazed. Gas central heating

Established garden to front and rear.

The garage has up and over door, light and power and back door

Seldom available location. Well worth viewing

10 Glen Livet Road Neilston



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Living Room	21'9" x 11'7" narrowing to 6'10"
Kitchen	9' x 7'8"
Conservatory	14' x 8'3"
Bedroom 1	11'10" x 8'6"
Bedroom 2	9'9" x 8'6"
Bedroom 3/Boxroom	5'2" x 6'4" & 3'3" x 2'11"
Bathroom	6'3" x 6'2"
Garage	21'3" x 8'11"

Dimensions are approximate



Hall



Hall



Living Room



Dining Area



Kitchen



Conservatory



Bedroom 1



Bedroom 2



Bedroom 3/Box Room



Landing



Landing



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3/Box Room



Bathroom



Conservatory



Garden



Rear Elevation



Garden

General

Home report available upon request.

The conservatory is of an older vintage style and requires some upgrades. The conservatory is formed by way of brick base with timber frame and poly carbon roof

Council Tax

Band C

Energy Efficiency Rating

D 68

To view contact



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Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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