


# Four-Bedroom Detached Villa in a desirable village setting

- Entrance Vestibule & Inner Hall
- Spacious Living Room & Separate Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- First Floor Family Bathroom
- Four Bedrooms
- Driveway & Extensive Garden Grounds
- Detached Garage/Outbuilding

## Location

Situated within the attractive village of Uplawmoor in East Renfrewshire, 33 Libo Avenue enjoys a peaceful residential setting surrounded by countryside whilst remaining conveniently accessible to Glasgow. The village offers local amenities including a village shop, primary school, church and community facilities, with a wider range of retail, leisure and educational amenities available in nearby Neilston, Barrhead, Newton Mearns and Glasgow. The area is popular with commuters, benefitting from excellent road connections via the A736 and nearby M77 motorway network, providing straightforward access to Glasgow, Ayrshire and beyond. Nearby railway stations at Neilston and Barrhead offer regular services to Glasgow Central. Uplawmoor is particularly sought after for its semi-rural environment, established community feel and access to a range of outdoor recreation opportunities, including countryside walks, cycling routes and nearby golf courses.

## Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk















# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.


The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
Email: properties@churchofscotland.org.uk


It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

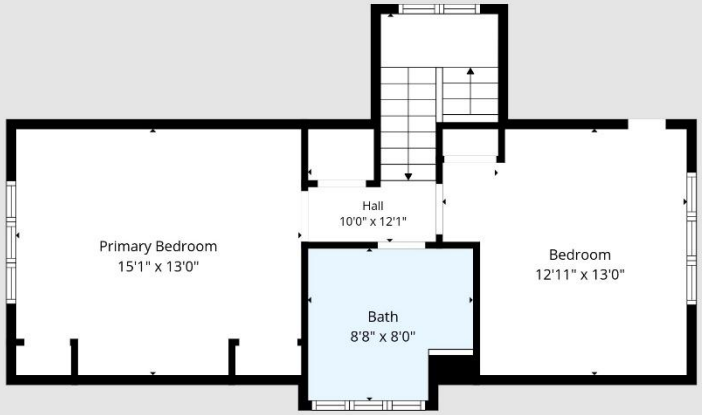
The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct, they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

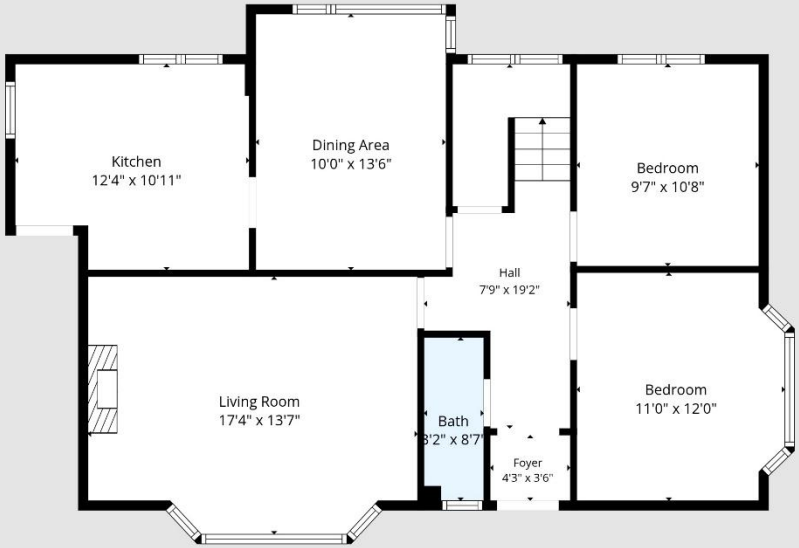
**The Church of Scotland -Scottish Charity No SC014574**








2nd Floor




1st Floor

**TOTAL: 1407 sq. ft**

1st floor: 900 sq. ft, 2nd floor: 507 sq. ft

EXCLUDED AREAS: WALLS: 122 sq. ft

ClydeDigital

Disclaimer: Note That Measurements May Be Very Accurate But Not Exact.