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11 WOODYETT PARK, BUSBY

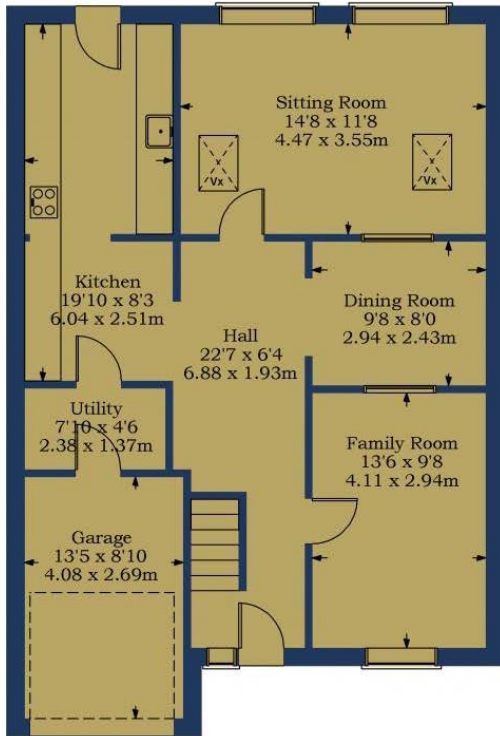
4 | BEDROOMS 2 | BATHROOMS 3 | PUBLIC ROOMS

An extended semi-detached villa enjoying a lovely residential location.

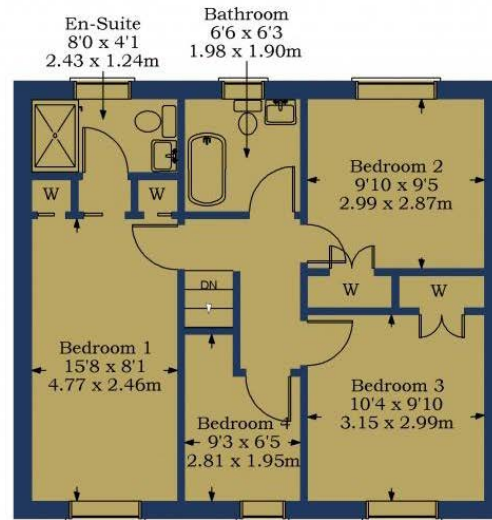
This lovely semi-detached villa has been thoughtfully extended, improved, and upgraded to deliver a fantastic family home. Enjoying a quiet yet highly convenient residential location the subjects are set within private garden grounds.

The ground floor extends to traditional reception hallway giving access to all principal apartments, lovely tv room to front, formal dining room, great family/living room with pitched ceiling and Velux windows to rear, modern/extended breakfasting kitchen with a range of wall and base mounted units, separate laundry / utility room and access to gardens to rear. Integral access is provided to the garage fitted with power and light. Upstairs provides a fantastic feature master bedroom with great ceiling height and upper storage, fitted wardrobes and contemporary ensuite shower room, two further good double bedrooms with fitted storage, good fourth bedroom and contemporary main family bathroom with stylish tiling. Specification includes gas central heating, double glazing, oak flooring, and the subjects are well presented and decorated in neutral tones throughout.

Externally the property is set within private landscaped garden grounds easily maintained by virtue of lawned and decked areas. Said gardens are fully enclosed. Monoblock driveway to front providing vehicular parking.



GROUND FLOOR



FIRST FLOOR



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LOCAL AREA & AMENITIES

Busby is a village within East Renfrewshire and lies approximately six miles south of Glasgow City Centre and 0.8 miles northwest to the outskirts of East Kilbride. Busby is served by a train station giving direct access to the city centre in addition to locally providing catchment to Busby Primary School and secondary schooling is available via Williamwood High School or St Ninian's High School. The village provides The Busby Hotel which is a major landmark and was extensively refurbished in 2014 in addition to the White Cart and Cartvale pubs on the main street. Busby is a short distance drive to Clarkston which provides further retail outlets, independent cafes, and restaurants.

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