

# 70 Divernia Way

BARRHEAD, GLASGOW, G78 2JP



*Upgraded Three-Bedroom Mid Terraced Property, Stunning Views*



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McEwan Fraser Legal is delighted to present this charming mid-terraced house that perfectly blends comfort, style, and breathtaking views. Situated in a desirable location, this delightful property boasts three spacious bedrooms and an array of attractive features that will surely capture your heart.

Upon entering, you'll immediately notice the warm and inviting atmosphere created by the recently installed new windows throughout the house. These windows not only flood the interior with natural light but also offer enhanced insulation, providing a sense of tranquillity and energy efficiency.

## THE LOUNGE/DINER



The ground floor presents a well-appointed lounge, where you can relax and unwind after a long day. Its generous size allows for versatile furniture arrangements, accommodating both cosy evenings with loved ones and entertaining guests with ease.



# THE KITCHEN



Adjacent to the living room, you'll find a modern and fully equipped kitchen, complete with sleek countertops, contemporary appliances, and ample storage space. Whether you're a culinary enthusiast or simply enjoy preparing meals, this kitchen is sure to inspire your inner chef.







Ascend the stairs to the first floor, and you'll discover one of the property's most captivating features, the stunning views. Two of the three bedrooms have been thoughtfully positioned to provide picturesque vistas of the surrounding landscape. Wake up to the sight of rolling hills or enjoy a mesmerizing sunset from the comfort of your own room. The third bedroom, also located on this floor, offers flexibility, serving as an ideal space for a home office, study, or additional guest room. Each bedroom boasts comfortable dimensions, allowing for ample furniture arrangements and personalization to suit your needs.

Completing the accommodation, a tastefully designed bathroom awaits, featuring contemporary fixtures and a relaxing ambience, inviting you to indulge in moments of self-care and rejuvenation.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Outside, the property benefits from a charming rear garden, perfect for outdoor gatherings, barbecues, or simply unwinding in the fresh air. With its low-maintenance design, the garden provides an ideal balance between relaxation and convenience.

In addition to its many wonderful features, this mid-terraced house enjoys a convenient location, offering easy access to local amenities, schools, and transportation links. Whether you're seeking peaceful walks in nature, nearby entertainment options, or a straightforward commute, this property caters to a variety of lifestyles.

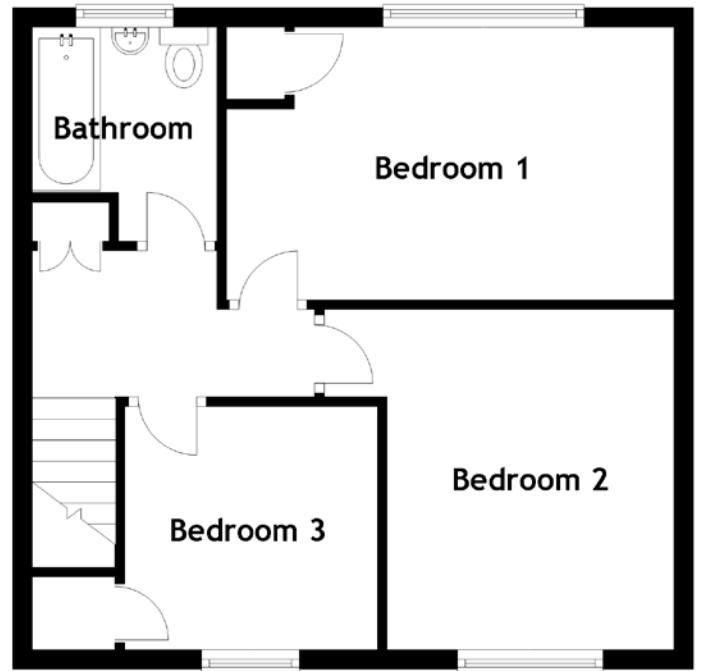
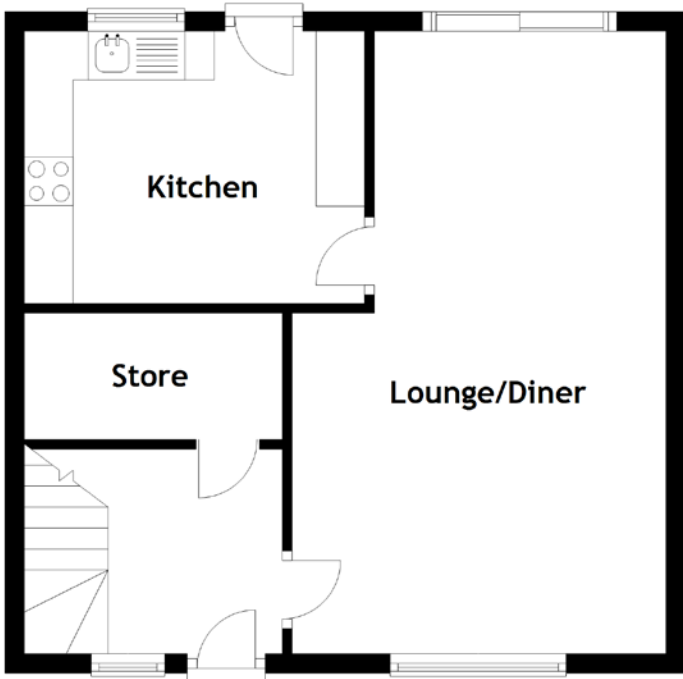
Overall, this three-bedroom mid-terraced house is a true gem. With its combination of modern comforts, mesmerizing views, and convenient location, it presents an excellent opportunity to create a beautiful home that you'll cherish for years to come.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

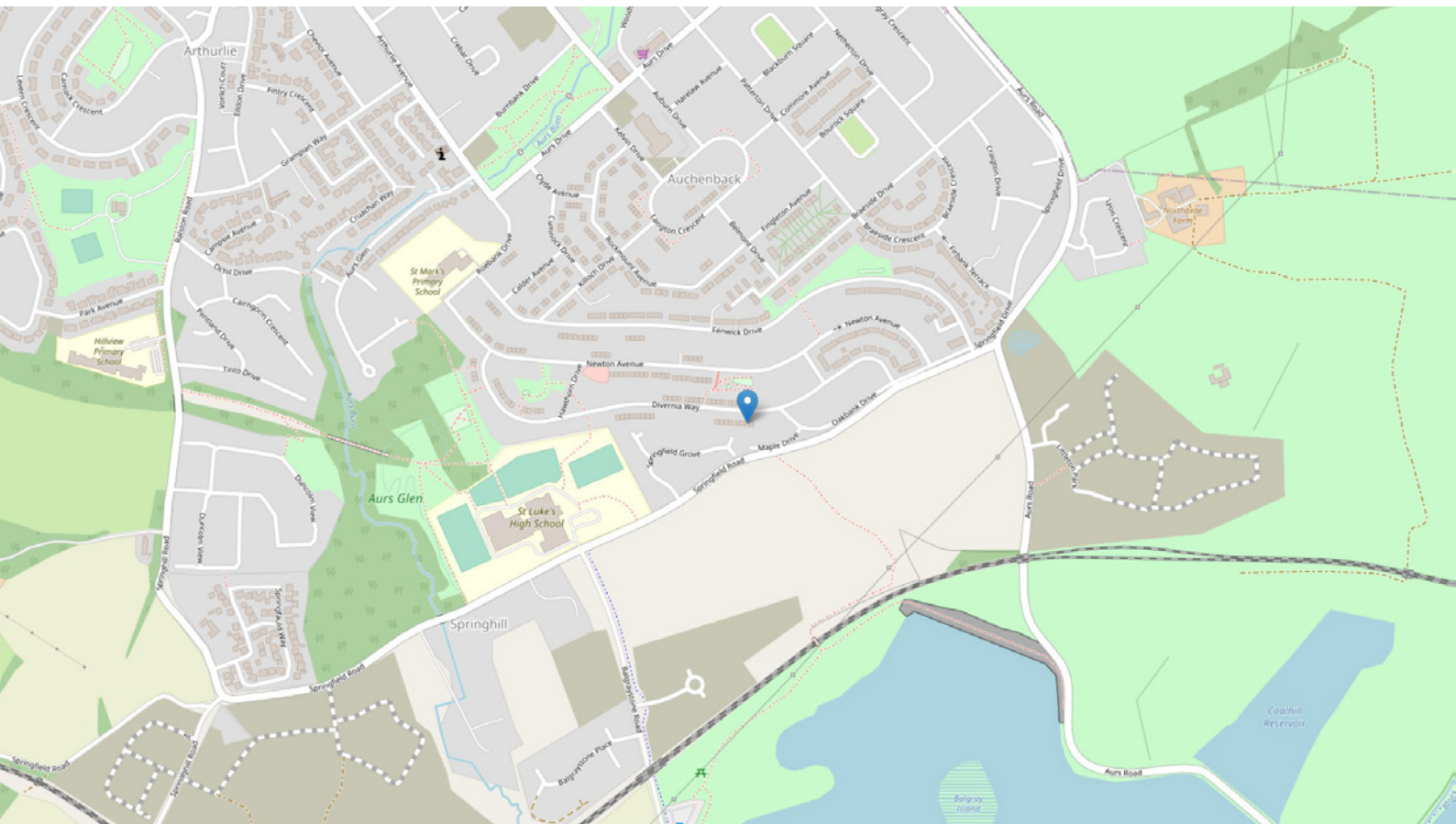


Approximate Dimensions (Taken from the widest point)

|              |                              |
|--------------|------------------------------|
| Lounge/Diner | 6.40m (21') x 3.85m (12'8")  |
| Kitchen      | 3.50m (11'6") x 2.80m (9'2") |
| Store        | 2.65m (8'8") x 1.30m (4'3")  |
| Bedroom 1    | 4.60m (15'1") x 2.80m (9'2") |

|           |                              |
|-----------|------------------------------|
| Bedroom 2 | 3.50m (11'6") x 2.95m (9'8") |
| Bedroom 3 | 2.60m (8'6") x 2.50m (8'2")  |
| Bathroom  | 2.20m (7'3") x 1.90m (6'3")  |

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Barrhead is 8 miles south west of Glasgow and is the main town in East Renfrewshire. The name Barrhead comes from the agricultural term 'Barr' meaning long ploughed furrows for cultivating crops. Barrhead was formed when a group of small textile-producing villages grew into one other. The town was a major centre of manufacturing right into the 20th century. Modern Barrhead is a commuter town for Paisley and Glasgow and its close proximity to these places makes its a great place to visit.







Barrhead sits on the edge of the Gleniffer Braes, a range of hills and park area. The park provides a variety of activities and sights including walks, play areas and waterfalls as well as stunning panoramic views from the Clyde Valley to Ben Lomond. Dams to Darnley is Scotland's newest country park and covers over 1300 acres between the dams and reservoirs at Barrhead and the village of Darnley. The park contains a seven mile network of paths while the ranger service runs a variety of events throughout the year. Barrhead has a variety of shops and eateries. Close to the town is Silverburn, one of the largest shopping centres in the UK, and Barrhead Sports Centre offers a range of leisure facilities.

Barrhead sits near to the M77 motorway, making it easily accessible by car and it has a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local buses services are available which travel from Barrhead to Glasgow and Paisley.



  
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