

# 62 Carlibar Road

BARRHEAD, GLASGOW, G78 1AD



*One-bedroom ground floor, main door flat situated within the hugely popular location of Carlibar Road*



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We are delighted to offer for sale this one-bedroom ground floor, main door flat situated within the hugely popular location of Carlibar Road. In need of extensive upgrading, some remedial works have already been carried out.

# THE LOUNGE/KITCHEN



Entry from the pavement through an external storm door brings us into an entrance vestibule with a generous storage cupboard housing the utility meters for the property. This leads into a large room designated as the lounge with a large bay window to the front and with a small section to the back rear given over to an open plan but basic kitchen area.



There is a shower room with WC and wash hand basin through the door to the rear left of this lounge space. As with the rest of the property, some upgrading would be anticipated, but the basics are already in place. The rear of the property has a generous double bedroom with some built-in storage and a large window overlooking the expansive and walled rear garden some of which is shared with other properties in the building.

# THE SHOWER ROOM





# THE BEDROOM





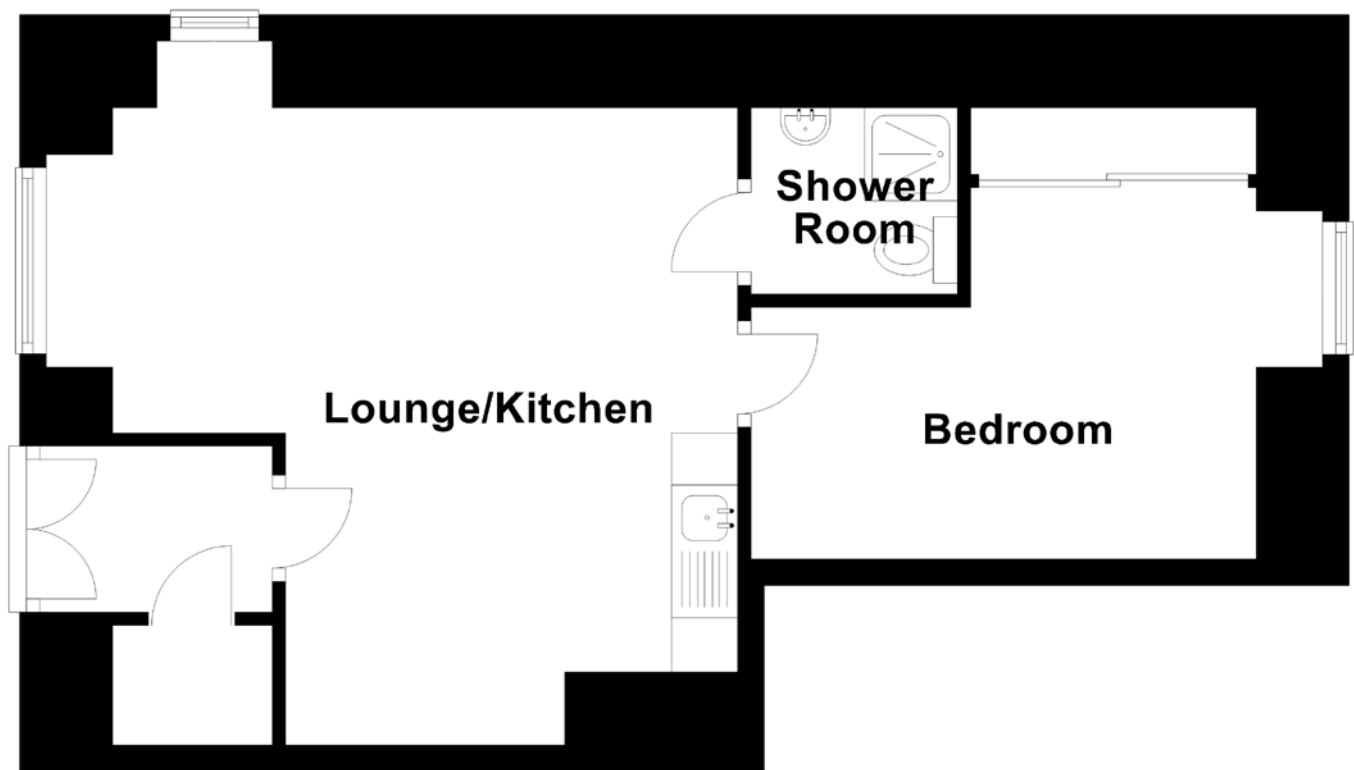
The property benefits from double glazing which will require attention/upgrading as well as a gas-fired central heating system. A wonderful opportunity for development as either residential or commercial use, this property is at a value where it is sure to attract significant interest. Early viewing is recommended to appreciate the potential this opportunity holds.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

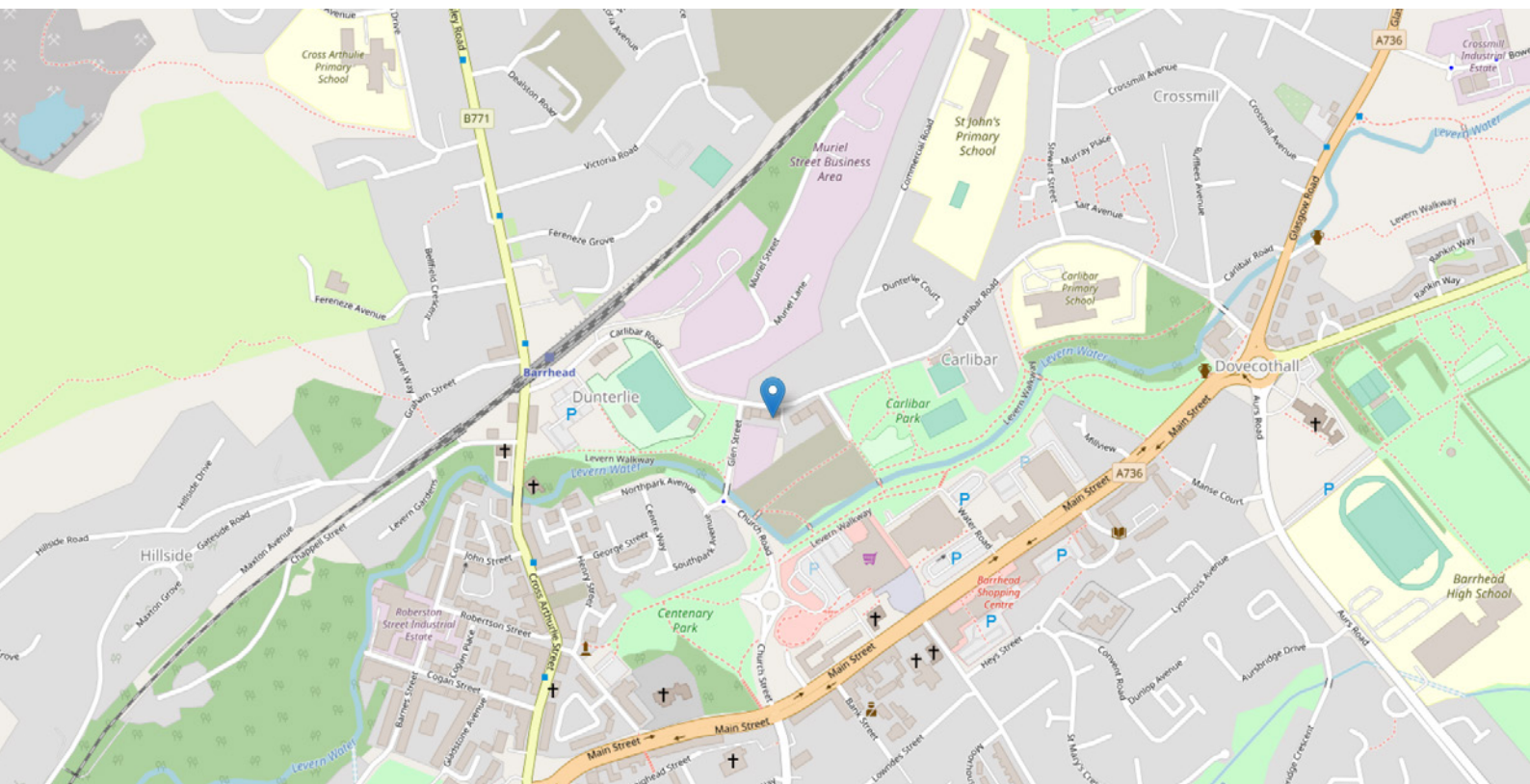


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.80m (15'9") x 4.70m (15'5")
Bedroom	3.80m (12'6") x 1.90m (6'3")
Shower Room	1.55m (5'1") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>

EPC Rating: D





# THE LOCATION

Barrhead has an excellent range of local shops and supermarkets which easily cater for everyday needs and requirements. Paisley town Centre is about 3 miles to the north where there are extensive shops, retail and professional services.







The Silverburn and Braehead retail villages remain within easy striking distance and both malls have large supermarket anchor stores and most of the major high street retailers. Barrhead has primary and secondary schooling and Paisley is the home of West of Scotland University. Travel links are wide and varied, frequent local bus and train services, good road networks providing fast motor car access to Glasgow and beyond via the M8. The Erskine Bridge, some 12 miles away, gives access to Loch Lomond and the Trossachs.

Glasgow City Centre is approximately 8.5 miles away and, as with most major cities, benefits from a thriving retail sector and a full range of professional and leisure services. Glasgow International Airport is only 5.8 miles away and has an increasing number of domestic and European destinations.



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