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BARRHEAD, GLASGOW, G78 2RR

THE LOCATION

Barrhead is a commuter town for Paisley and Glasgow and its close proximity to these places makes it a great place to live. The town sits on the edge of the Gleniffer Braes, a range of hills and park area. The park contains a seven-mile network of paths which provide opportunities for walking, cycling and horse riding. The ranger service runs a variety of events throughout the year. Barrhead has a variety of retail and coffee shops as well as many cafes and restaurants.

Close to the town is Silverburn, one of the largest shopping centres in the UK, and Barrhead Sports Centre which offers a range of leisure facilities. Barrhead sits near to the M77 motorway, making it easily accessible by car there is also a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local bus services are available which travel from Barrhead to Glasgow and Paisley.

THE PROPERTY

We are delighted to bring to the market this excellent two-bed apartment, set in the ever popular area of Barrhead.

The property has just been fully redecorated in neutral tones throughout, along with new carpets and a new double glazed front door. It's perfect for any first-time buyer looking to get on the property ladder or indeed a canny Buy-To-Let investor looking for a 100% complete rental-ready property that will rent easily and bring a great return on investment.

The accommodation consists of a bright and relaxing lounge/diner flooded with natural light from the large windows. The spacious room benefits from a layout that offers plenty of flexibility that's seldom found in newer builds.

The kitchen is a good size for the apartment,

finished in a range of fitted units, with an electric hob and oven. It features ample space for the freestanding fridge and freezer and washing machine.

The two double bedrooms are also a great size, bright and fresh and they offer ample space for free-standing furniture. The tiled bathroom contains a white suite, with a bath, and an electric shower to ensure an instant supply piping of hot water. The home is kept warm and comfortable via the double glazing and electric convection heating and the flat has excellent storage cupboards to keep everything in its place.

This little gem of an apartment is ideally priced and offers excellent value for money for any first-time buyers or even a great investment property for a smart Buy-to-Let investor. Early viewing is advised.



SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.95m (6'5")

Gross internal floor area (m²): 65m² | EPC Rating: E

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.

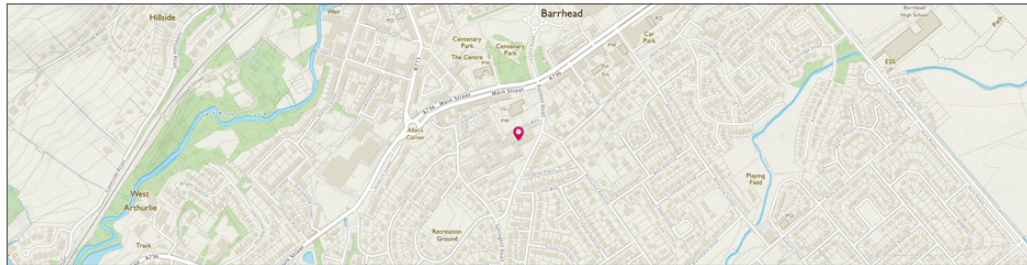
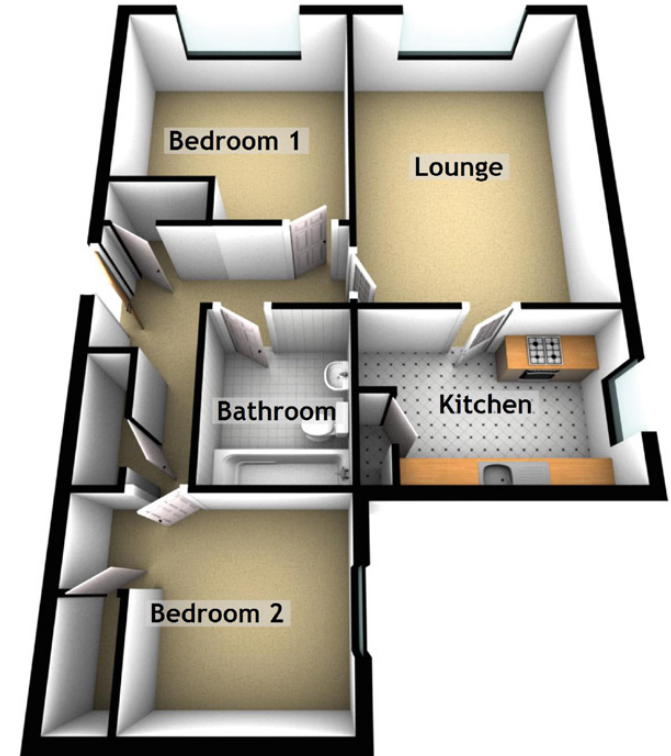


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