

30A Divernia Way

BARRHEAD, GLASGOW, G78 2EG



*BEAUTIFULLY PRESENTED TWO
BEDROOM GROUND FLOOR FLAT*



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Part Exchange available. This beautiful two bedroom, ground floor flat enjoys an enviable position to create a spacious, low-maintenance, design-led property that oozes modern living. The property commands an excellent internal specification, that is a spacious, well-designed apartment which may be of particular interest to a professional couple seeking an easily managed property centrally placed for shops, bars, restaurants and road links, a first-time buyer(s) or those looking to downsize.

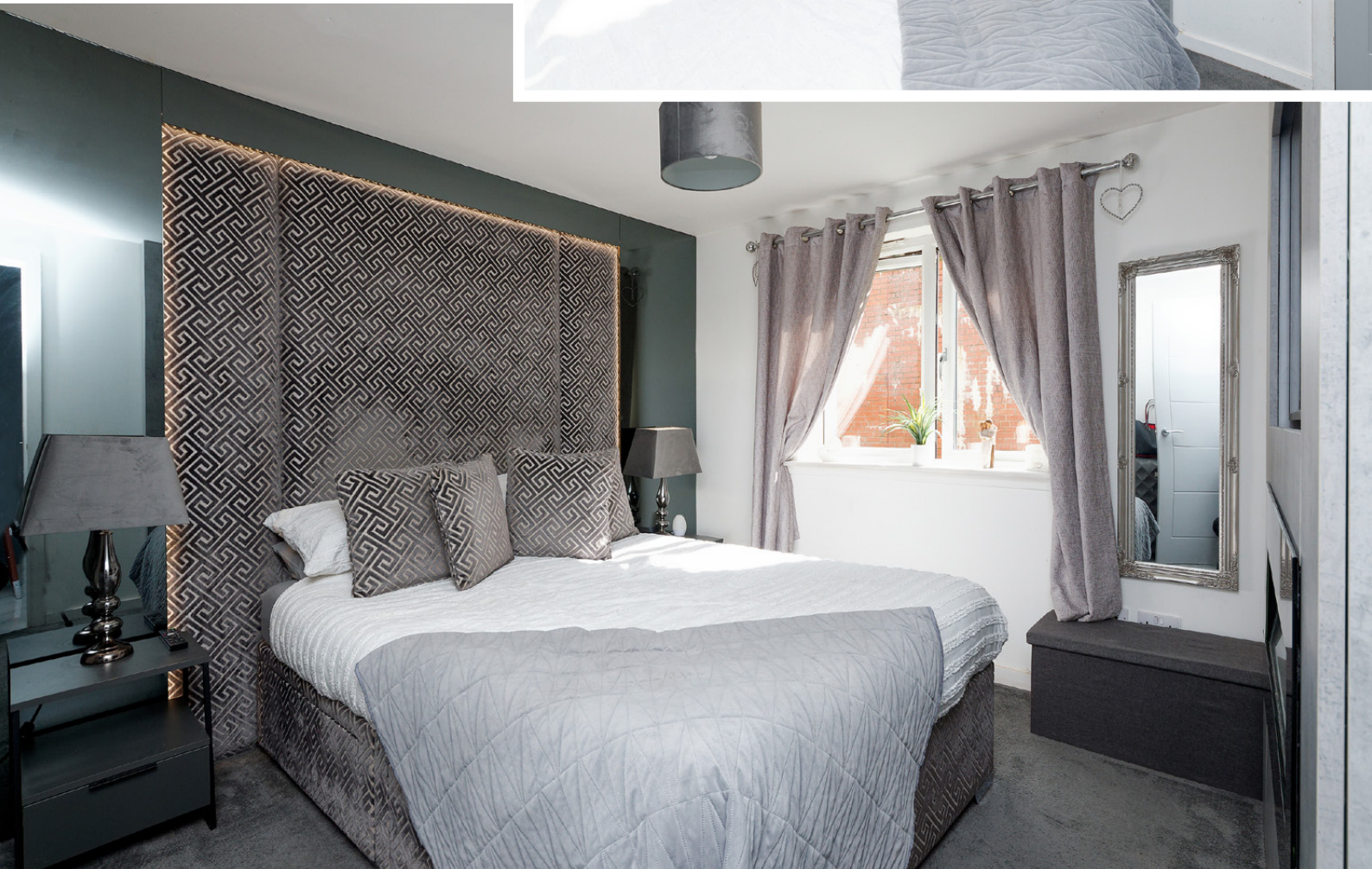
The welcoming hallway entrance sets the tone. The lounge is pleasantly located to the front of the property and is flooded with natural light.

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The kitchen is a feast of modern, minimalist chic, with streamlined work surfaces over flush unit doors in natural tones and a range of integrated appliances - meaning it's equipped for convenience and functionality. The extensive glazing in this zone makes the most of the natural light to create a modern and contemporary ambience.



Clear, crisp and contemporary styling continues into the two bedrooms with a range of furniture configurations and space for additional furniture if required. The master bedroom is further complimented a feature fire - giving the room a real cozy feel. The sleek family bathroom suite completes the impressive accommodation internally.

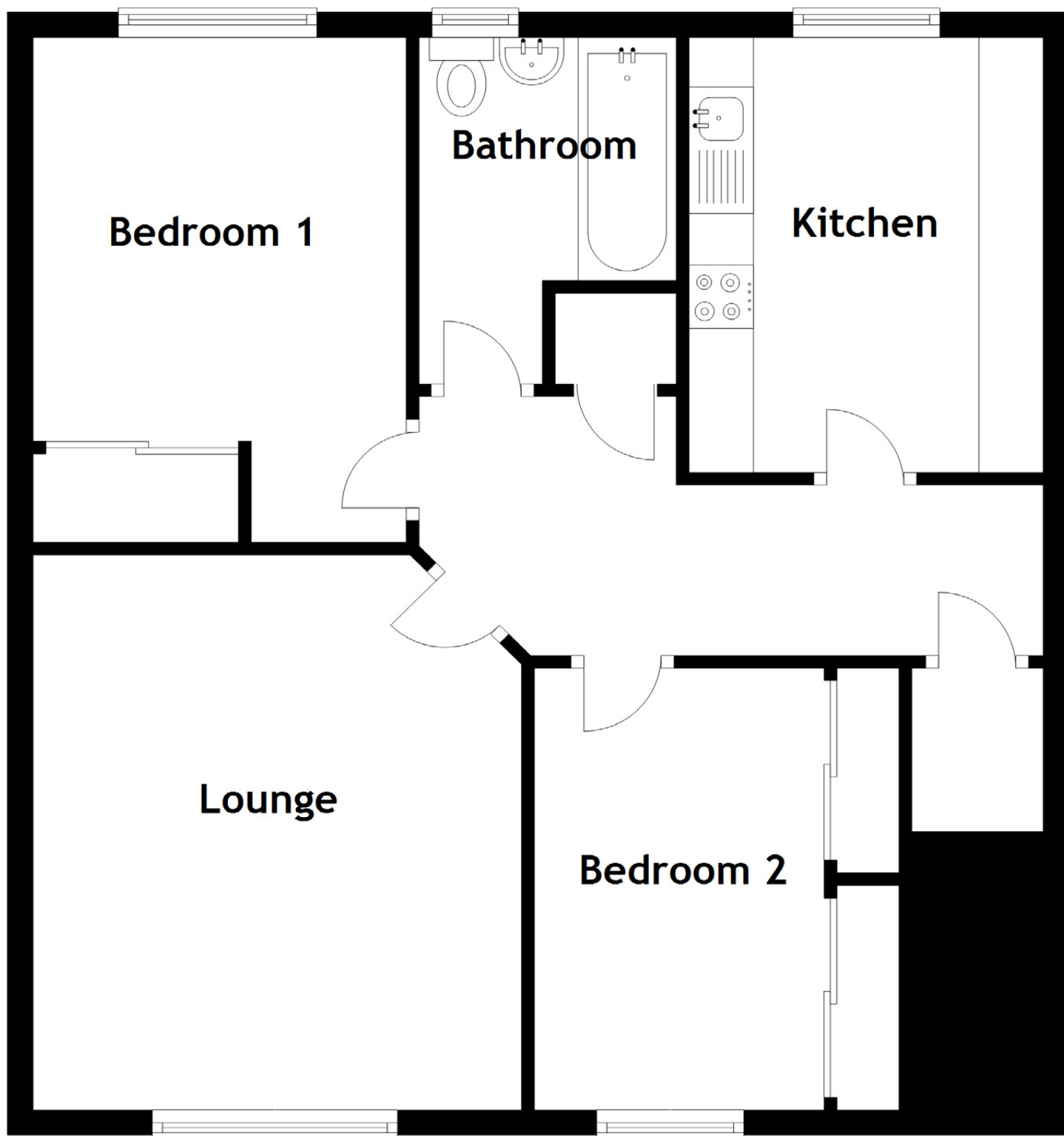




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.80m (12'5")	Bathroom	2.75m (9') x 2.00m (6'7")
Kitchen	3.45m (11'4") x 2.40m (7'10")	Gross internal floor area (m ²): 64m ² EPC Rating: B	
Bedroom 1	4.00m (13'1") x 2.90m (9'6")		
Bedroom 2	3.50m (11'6") x 2.25m (7'5")		



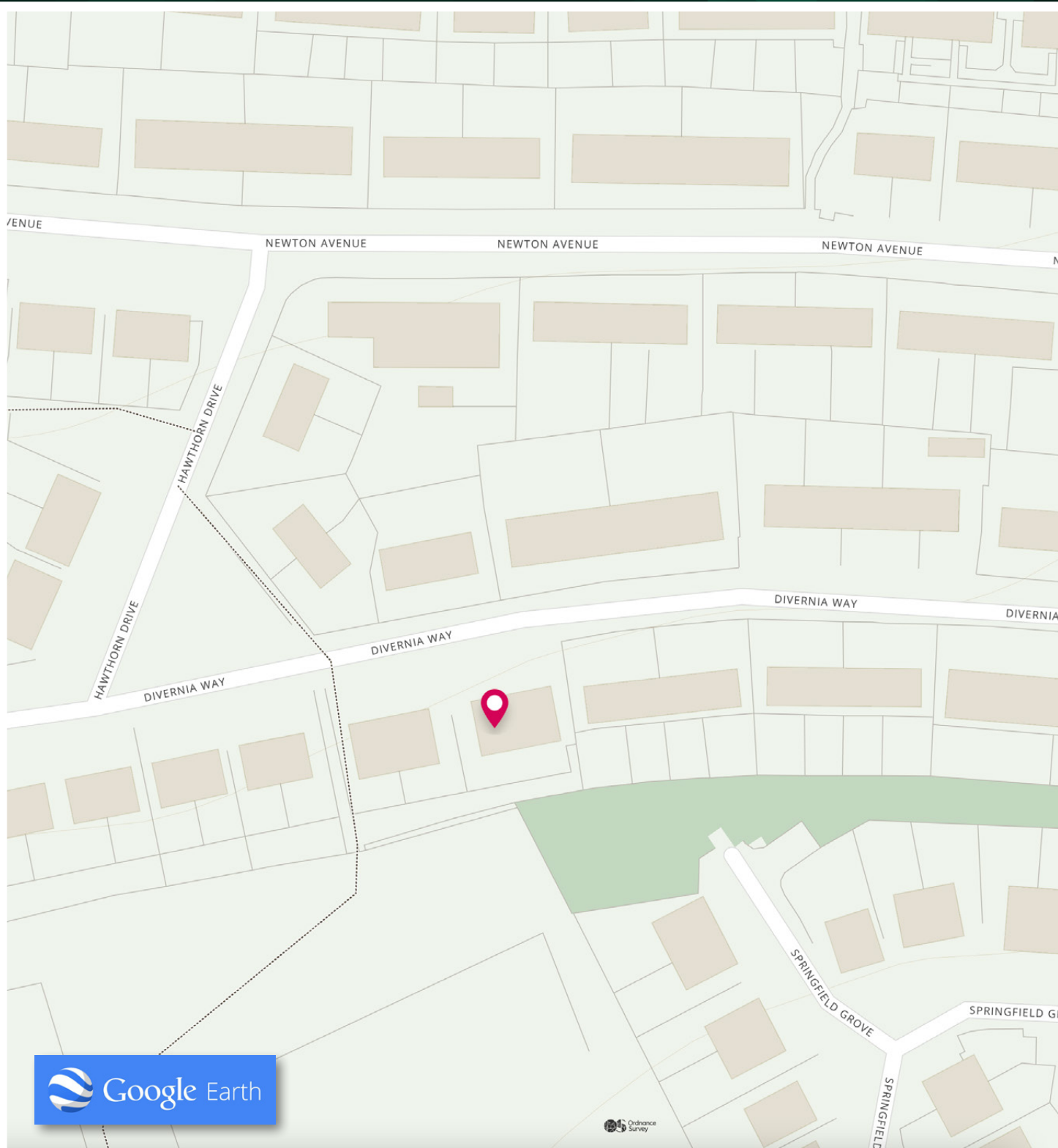
The property is serviced by gas central heating which ensures a warm yet cost-effective way of living all year round. Externally there is a driveway providing off-street parking and a private garden.





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 it 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.



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