

# 98 Main Street

BARRHEAD, GLASGOW, EAST RENFREWSHIRE, G78 1SE



*Excellent development opportunity, four-bed duplex flat, with garden, in need of upgrade, ever popular area of Barrhead*



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We are delighted to bring to the market this rarely available four-bed duplex garden flat, set in the ever-popular area of Barrhead. The spacious property is set out over two levels and feels more like a house than a flat. Although in need of an upgrade, this property presents the perfect opportunity for those who have a flair for interior design. With just a little thought, this could be a truly amazing home for someone, as the spacious accommodation lends itself to so many options.

# THE LOUNGE



The accommodation benefits from a bright entrance porch area, leading to a spacious lounge, which, given its shape, would suit a range of furniture configurations. Light floods in from the large windows and helps create a very relaxing ambience.



# THE KITCHEN



The kitchen benefits from a range of light oak shaker style units, it's a generous space to prepare the family meals, and offers space for a washing machine, dishwasher, fridge freezer and a breakfast bar.







The tiled bathroom is a generous size, finished with a white toilet and sink with a mains shower. over the bath. There are four bedrooms in this lovely home, all bright and welcoming, with plenty of natural light and ample space for free-standing furniture. There are also storage cupboard spaces throughout the apartment to help keep everything tidy and in its place. The property benefits from gas central heating and double glazing.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4

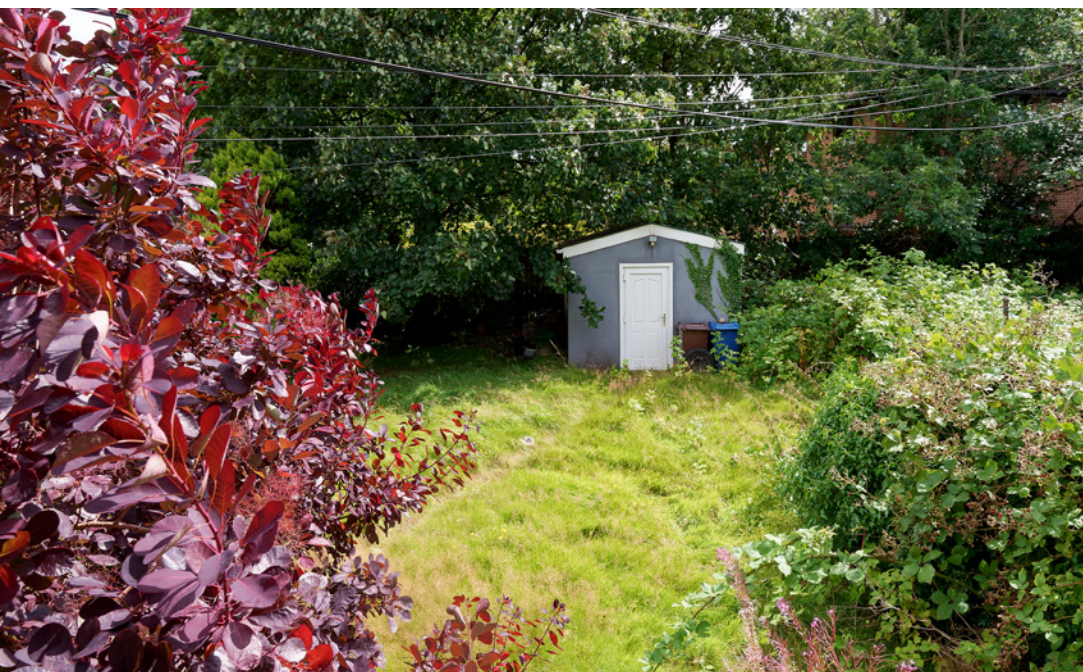




The sizable rear garden has a shed, providing extra storage or making an ideal workspace for anyone who likes to tinker with a hobby. On-street parking is also available.

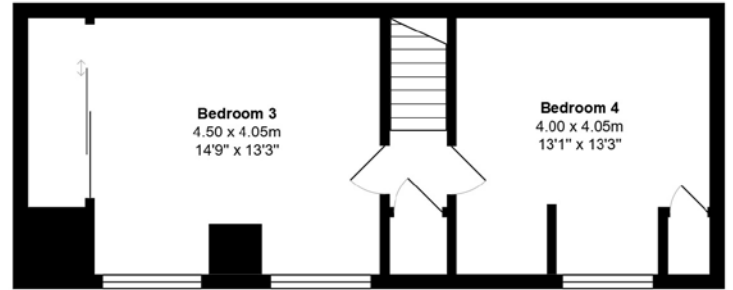
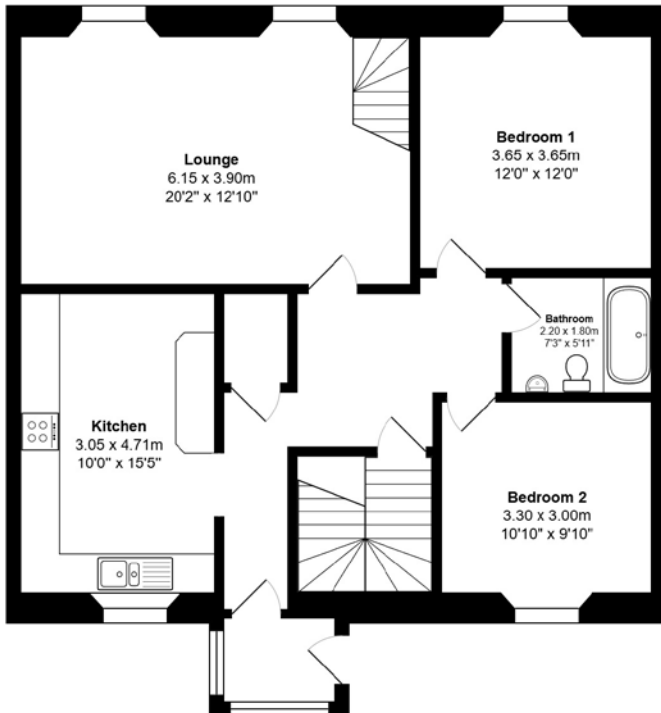
Given the popular location, the extraordinarily spacious accommodation and the opportunity to internally redesign the space and colour schemes, we believe this is a great opportunity for many buyers. Early viewing is advised.

# EXTERNALS



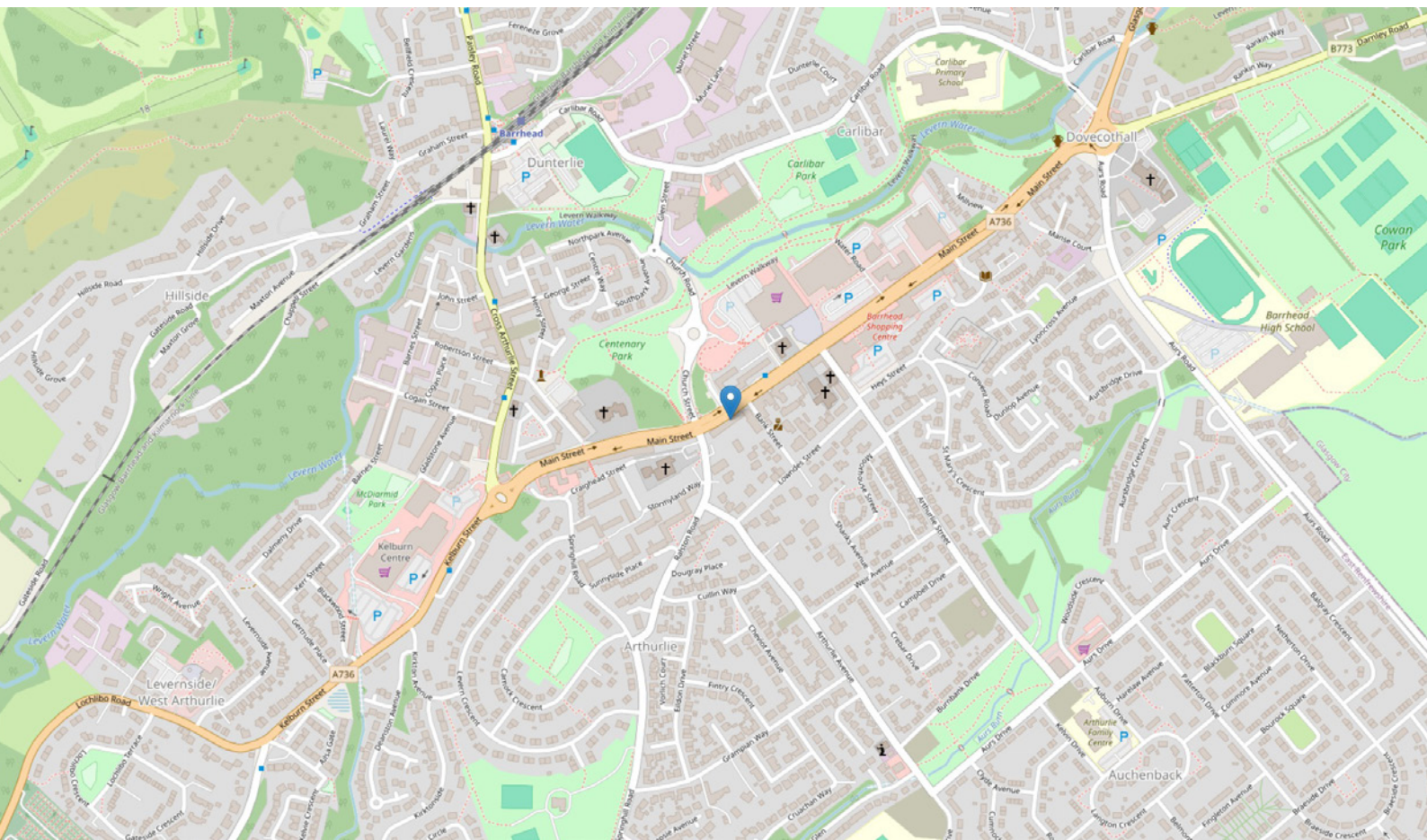


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup> | EPC Rating: D





# 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 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.



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