





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

1/1 56 Carlibar Road

BARRHEAD, EAST RENFREWSHIRE, G78 1AD

1/1
56 CARLIBAR ROAD

BARRHEAD / EAST REFREWSHIRE / G78 1AD

2 BED | 1 BATH | ON STREET | ENERGY E EPC RATING













KITCHEN / LOUNGE / DINING AREA

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 motorcar 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.

We are delighted to offer for sale this two bedroom, first floor, flat situated within the hugely popular location of Carlibar Road.

The property would be a super acquisition for either a first time buyer, developer or Investor, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities and schooling catchments.

Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality. In more detail, the property comprises: a welcoming entrance hall with additional storage. The living room/kitchen is bright airy and allows for good furniture configurations. The kitchen has been fitted to include a range of floor and wall mounted units. It further benefits from gas cooker and electric oven, as well as space for washing machine and fridge freezer.

There are two, well proportioned bright and airy double bedrooms, all of which have space for additional free-standing furniture if required.

The partly tiled bathroom, with walk in shower from mains, W/C and wash hand basin completes the accommodation internally

The flat also benefits from both gas central heating and double-glazing throughout for additional comfort. Additionally, the flat benefits from a shared drying green to the rear and on street parking to the front.









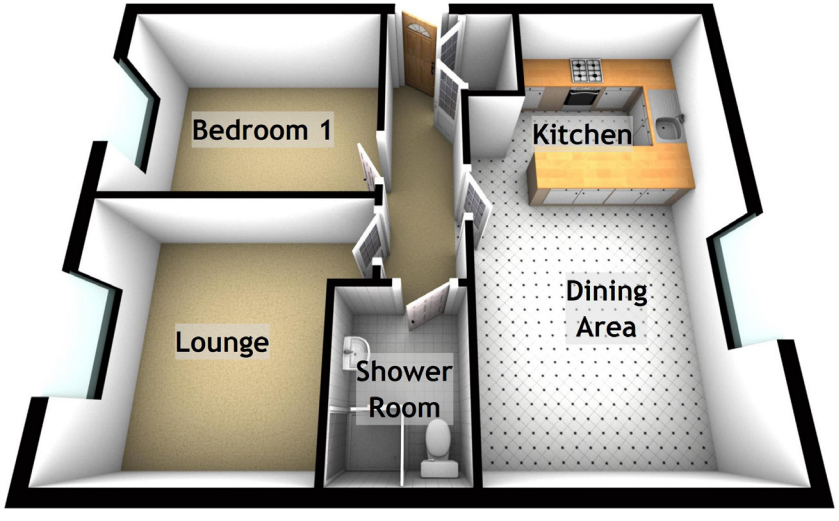








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Kitchen	4.90m (16'1") x 3.50m (11'6")
Dining Area	6.40m (21') x 3.50m (11'6")
Lounge	3.60m (11'10") x 3.40m (11'2")
Bedroom 1	3.60m (11'10") x 2.90m (9'6")
Shower Room	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²)

47 m2

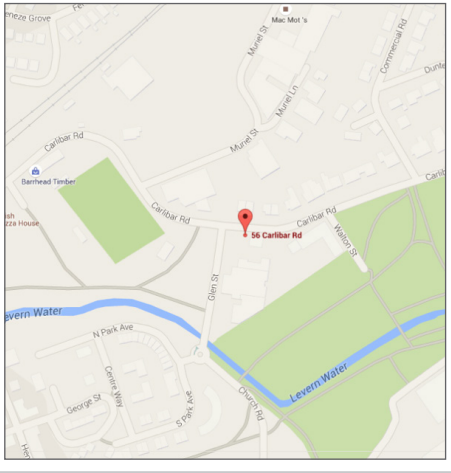


Image credit: https://www.ordnancesurveys.co.uk/osmaps/

McEwan Fraser Legal
Solicitors & Estate Agents

Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
GRAEME NIMMO
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk