

Excellent three bedroom semi detached home

Popular location, stunning upgrades, walk-in condition







36 Tower Avenue

Barrhead, Glasgow, G78 1DN

Scan Here!

3 BED

1 BATH

DRIVEWAY

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

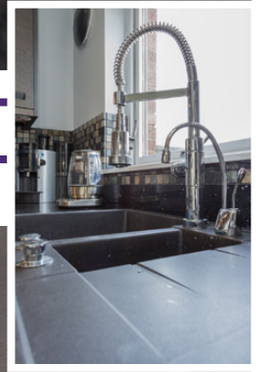
36 Tower Avenue

Barrhead, Glasgow











Barrhead is a commuter town for Paisley and Glasgow and its close proximity to these places makes its 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 while 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 offers a range of leisure facilities. Barrhead sits near to the M77 motorway, making it easily accessible by car and it has a railway station which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local buses services are available which travel from Barrhead to Glasgow and Paisley.





















The Interior



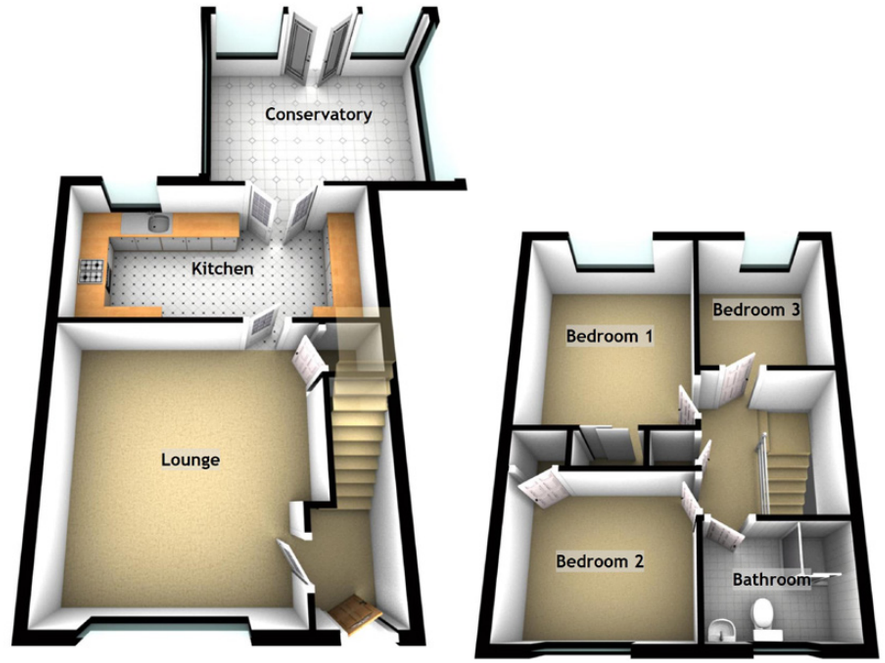
Part Exchange available. We are delighted to bring to the market this wonderfully upgraded and extended Three bed semi-detached home, set in a very popular family friendly street. This excellent family home has undergone a steady stream of upgrades making it the perfect place to raise a family. Accommodation comprises: a bright and spacious lounge, which captures lots of natural light . There is a handy storage cupboard off the lounge. The lovely kitchen/ diner is a real wow! with its charcoal grey units, complimented by LED lights and luxury Quartz worktops. It has a fantastic gas range with oven, making it the perfect place for the chef to serve up a fantastic meal. There is ample space for an American style fridge freezer, dishwasher and washing machine, these appliances including the range may be available by separate negotiation. The kitchen diner leads out perfectly to the large, stunning and professionally built 'Anglian' Conservatory, (£28,000 spent on it) cleverly built with solar glass roof for added insulation and convenience, and on a slightly lower level for increased privacy in the garden, along with masses of space, "let the kids and the dog run around in mayhem as you relax and unwind with a coffee or a glass of wine in this beautifully warm and sunny space".

Upstairs the fully tiled bathroom is also finished to a very high standard, with a pumped mains quadrant shower with 'Rain forest' shower head and a white suite, ensuring there's always lots of instant hot water available for long refreshing showers.There are Three bedrooms in this lovely home, two doubles and one single (which would also make a great home office/study) two of which have built in storage. There is also a handy storage cupboard of the landing. The home is kept warm and comfortable via the double glazing and gas central heating. The secure back garden also has a patio area and is much bigger than is immediately obvious.There is off street parking for two cars, a shed and a drying area. No 36 Tower Ave definitely ticks all the boxes and is sure to be a very popular listing. Early viewing is strongly advised for this great family property that's just waiting for a new family to call it 'our' home.









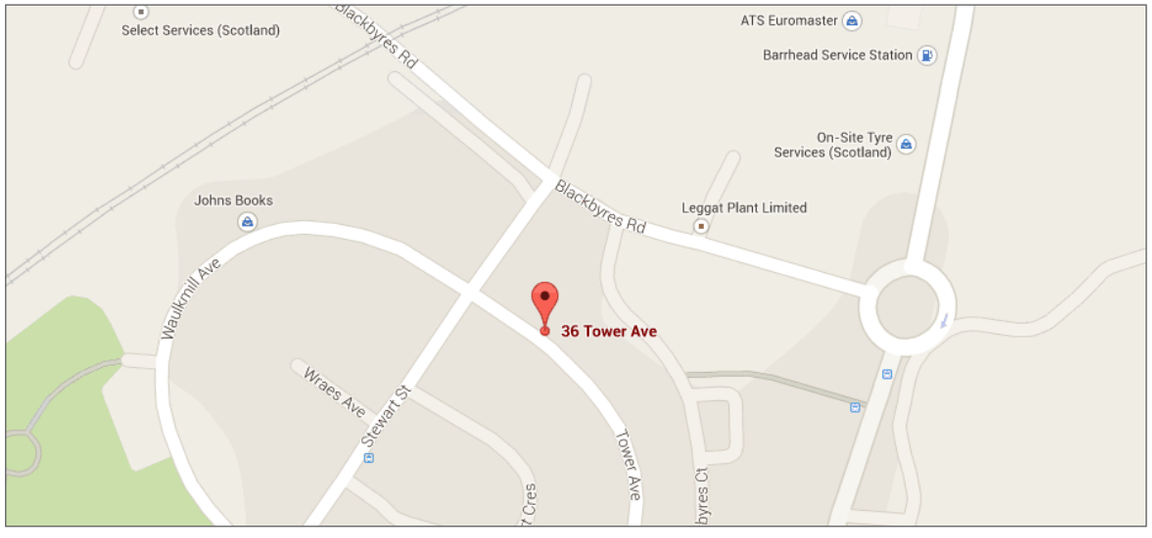
Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen	5.30m (17'5") x 2.50m (8'2")
Conservatory	4.40m (14'5") x 3.90m (12'10")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	2.60m (8'6") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²) - 76m² approximately.







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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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