A unique four bedroom split-level detached villa

In a quiet and readily accessible hamlet backing onto open fields









'Kourios' 189 Gateside Road

Gateside Village, By Barrhead, East Renfrewshire, G78 1TT

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RAIL LINKS

LOCAL AMENITIES

VIEWS OVER OPEN FIELDS

ENERGY D 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

The Canny Man, Ferenze Golf Club, Paisley Golf Club, Uplawmoor Hotel











Gateside Village

Gateside is a quiet and readily accessible hamlet, which is conveniently positioned to the South West of Glasgow and is around thirty minutes drive from the city centre and the nearest railway station is at Barrhead, which offers a fast rail link. Gateside is also within easy access of the nations motorway network and both Glasgow International and Prestwick Airports.

The locality provides highly reputable primary and secondary schools. Glasgow offers a number of private schools including The High School of Glasgow, Glasgow and Kelvinside Academies, Hutchesons Grammar School, St Aloysius' College, Craigholme school for girls - all enjoying distinguished records.

Glasgow is acclaimed for having the second highest retail space per capita of any city within the United Kingdom, catering for sophisticated shopping tastes and provides Braehead, Silverburn, St Enochs and Buchanan Gallery retail centres, boasting a broad diversity of high class shops. The Braehead and Silverburn centres (two of the largest in Scotland) are readily accessible from the property, with the Braehead complex in particular, offering a number of sporting venues including Soar (formerly X-scape), indoor ski centre, cinema complex and other recreational facilities.

Sport and recreational pursuits' are catered for with the provision of a local health and sports centre, Fereneze and Paisley golf clubs, Harelaw trout fishery and there are numerous walks within the Fereneze Hills. The Clyde estuary and coast line offers several marinas, Royal Troon and Turnberry Golf courses together with other internationally acclaimed golf facilities.















'Kourios' 189 Gateside Road









Lounge







Kitchen/Breakfast Room







We are delighted to offer for sale this four bedroom, split-level, detached villa nestled in a quiet and child-friendly spot, which commands a tranquil setting backing onto open fields and forms part of the desirable hamlet of Gateside. Inside this fantastic home, you will find exceptional design and an inspired layout over two levels that provides light-filled, spacious luxury. An open, free-flowing approach to internal space ensures that this home combines liveability with refined elegance.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home during their twenty-one years of ownership (from new), which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail the accommodation comprises: a vestibule opening into a welcoming hallway with a storage cupboard. Immediately impressive formal and bright lounge, which has a range of furniture configurations, with feature picture windows to the front, side and rear aspect, flooding the room with natural light and offering tremendous views over the open countryside and surrounding area. A family room is located next to the lounge and could easily be used as a permanent bedroom. There are two well-proportioned double bedrooms on this level and both feature a range of fitted mirrored wardrobes and offer space for additional free-standing furniture if required. The master bedroom has its own en-suite shower room. The fully-tiled, four-piece, family bathroom suite, with an electric shower over the bath, completes the impressive accommodation on this level. Access to the loft is from the hallway.

A set of stairs takes you to the lower ground floor, which offers thoughtfully-planned accommodation. A cloakroom/WC and storage facilities can found off the lower hallway. The kitchen/diner has been fitted to include a good range of contemporary floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. There is space for a freestanding cooker, dishwasher, compact fridge and freezer. There is ample room for a table and chairs for more informal gathering and this zone is sure to become the very heart of the home - whilst enjoying the outlook! A unique feature of the lower level is the separate dining room, with patio doors that open directly onto the patio in the rear garden. The study is very adaptable and will be popular with younger members of the family or might suit those requiring live/work arrangements or could easily be used as a permanent fourth bedroom. A utility room (with a door opening onto the rear garden) which is plumbed for a washing machine and tumble dryer completes the lower level accommodation.

The property benefits from gas central heating to radiators, double glazing and an alarm system for additional comfort.

Externally, there is a monoblock driveway for at least two vehicles and access to a single detached garage (with power and light). The front garden is well maintained and the rear garden is a place where you and your family can thrive, providing the ideal safe and secure environment for children, who will love the burn running at the base of the garden. Long summer's nights will undoubtedly be spent on the feature patio, whilst enjoying the pleasant outlook.





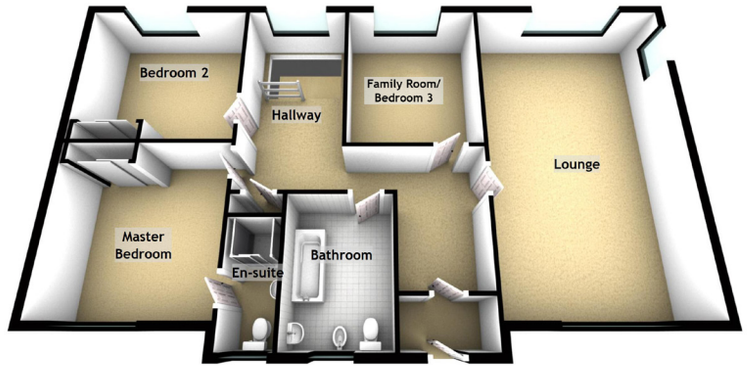


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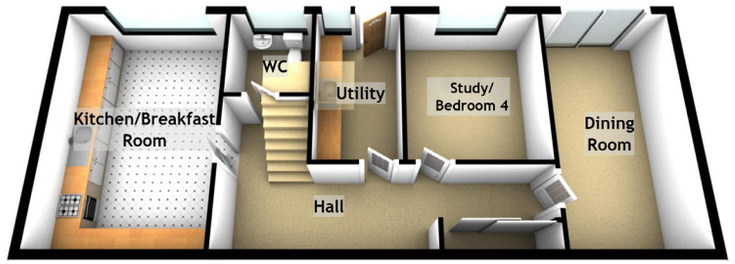





Ground Floor



Lower Ground Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	7.40m (24'3") x 4.50m (14'9")
Family Room/Bedroom 3	3.59m (11'9") x 3.13m (10'3")
Kitchen/Breakfast Room	5.15m (16'11") x 3.52m (11'7")
Dining Room	5.15m (16'11") x 2.78m (9'1")
Utility	3.37m (11'1") x 1.85m (6'0")
Study/Bedroom 4	3.37m (11'1") x 2.97m (9'9")
Master Bedroom	3.98m (13'1") x 3.88m (12'9")
Bedroom 2	3.82m (12'6") x 3.50m (11'6")
Bathroom	3.20m (10'6") x 2.30m (7'7")
En-suite	2.59m (8'6") x 1.15m (3'9")
WC	1.89m (6'2") x 1.81m (5'11")



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McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

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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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Text and description
DARREN LEE
Regional Manager



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
AEMILIA PERLAND
Senior Designer