





McEwan Fraser Legal

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BARRHEAD, GLASGOW, G78 1ET



Graham Street





















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 home to the University of the West of Scotland. Travel links are wide and varied, frequent local bus and train services, good road networks providing fast motor car 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 only 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 5.5 miles to the north and has an increasing number of domestic and European destinations.

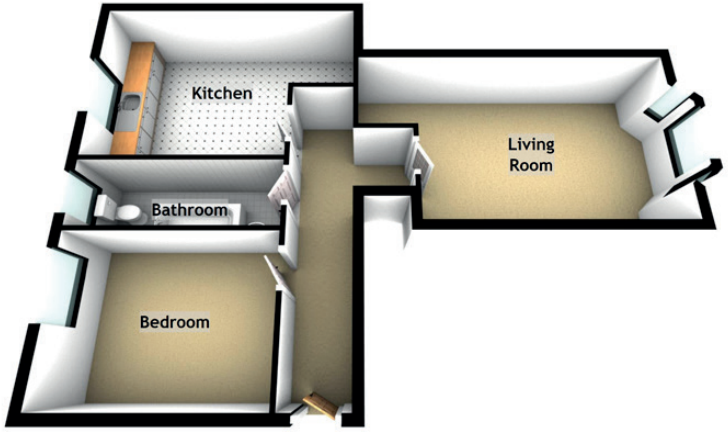
As with most parts of Scotland, one is never too far from a golf course and Barrhead is no exception, with numerous private and municipal courses in the area. Barrhead has its own sports centre with a swimming pool, sauna, squash courts, games hall, dance studio and fitness gymnasium.

Paisley has the Lagoon Indoor Water Centre and nearby Soar Leisure Centre (Formerly X-scape) with its cinema, indoor skiing, boarding, bowling and climbing wall all situated at the Braehead retail village. The David Lloyd tennis centre is about 5 miles from the property.

Part Exchange available! McEwan Fraser Legal is delighted to give you the opportunity to purchase this stunning one bedroom tenement flat. The property has undergone a comprehensive programme of refurbishment by the current owner and is presented to the market in true walk-in condition. The property has been neutrally decorated and is flooded with natural light. The property is spacious throughout and comes with the added bonuses of a dining kitchen, double glazing throughout and gas central heating. This would be a superb property for anyone looking for minimal work, great access to local amenities and easy transport links into Glasgow city centre.

Internally, a welcoming entrance hallway with storage provides access to all room. The reception room on your right is focused towards an impressive bay window which makes the room bright and engaging. There is plenty of room for a flexible furniture layout and the high ceiling and period features give a real sense of grandeur. The kitchen is to the rear of the property and is finished in a very minimalist style. A dark floor and white walls give real contrast and readily compliment the white gloss units. Washing machine is integrated and all other appliances are free standing. These may be available by separate negotiation. There is a huge amount of space in the kitchen which could be utilised for a six seat dining table. The generous double bedroom has more than enough space to accommodate a both bed and a full range of free standing furniture. Internal accommodation is completed by a generous bathroom which is partially tiled and comes complete with immaculate three piece suite having recently been refitted by 'Porcelanosa'.

This flat is superb value for money and must be viewed to be fully appreciated.



Approximate Dimensions
(Taken from the widest point)

Living Room	6.20m (20'4") x 3.50m (11'6")
Kitchen	5.20m (17'1") x 3.40m (11'2")
Bedroom	3.90m (12'10") x 3.00m (9'10")
Bathroom	3.90m (12'10") x 1.30m (4'3")

Gross internal floor area (m²) - 61m²

EPC Rating - C



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

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Part Exchange Available

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



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