

Ground Floor Flat
8B Aurs Road, Barrhead, G78 2RN
Offers Over £67,995



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Description

This two bedroom ground floor flat offers great potential and enjoys a superb location in Barrhead close to a host of amenities and transport links. Forming part of an established development enjoying landscaped grounds and well maintained common areas this flat offers an exciting opportunity for a variety of buyers.

The building has a secure buzzer entry system, neatly presented common close and a locked rear door leads to the shared gardens/drying green.

Inside the L-shaped hallway links to the two bedrooms, wet room and lounge which in turn links to the kitchen. A deep walk in cupboard off this hallway affords substantial storage space and houses the gas central heating boiler. A further shallower cupboard is also off the hallway.

Both bedrooms are to the front of the property, are of good proportion and enjoy pleasant aspects over the landscaped grounds. The lounge is a very comfortable reception room with similar aspects to the bedrooms. A doorway to the rear of the lounge leads to the fitted kitchen which is well appointed and has a range of units and worktops. There is space for a cooker, washing machine and fridge freezer and a window formation to the rear overlooks the gardens. The wet room has modern fixtures and fittings and mains shower attachment. There is stylish wet wall to splash back complimenting the vinyl floor covering. A window to the rear lends natural light.

The windows of this property are double glazed and there is a gas fired central heating system with combination boiler.

The gardens/drying green to the rear are communal and there is a shared bin store.

This property enjoys a great position sitting back from Aurs Road and just along from Dovecothall Roundabout. Barrhead's Main Street is a short walk away with a range of high street shops, an ASDA supermarket, Barrhead Health & Care Centre and The Foundry Culture & Leisure Centre. Further shopping and recreational facilities are available at the Silverburn Shopping Centre. Commuters have access to handy local bus routes and Barrhead Train Station operates regular services. Those traveling by car have convenient road links to neighbouring districts, the M77 motorway and Glasgow City Centre.

Factors: East Renfrewshire Council

Factoring fee 2025-26: £138.00

Room Dimensions

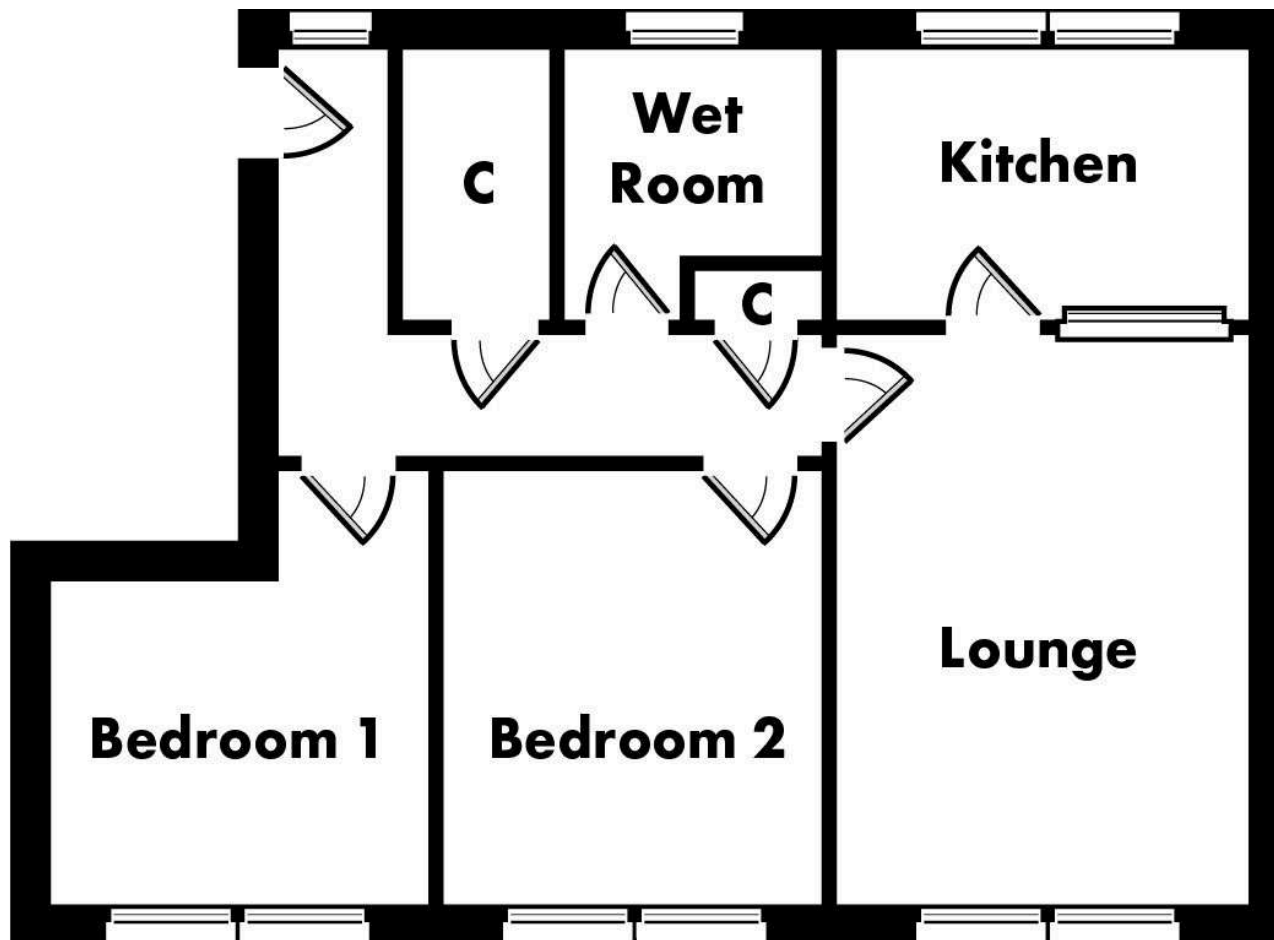
Entrance Hall	3.40 m x 1.19 m / 11'2" x 3'11"
Lounge	5.56 m x 3.51 m / 18'3" x 11'6"
Kitchen	3.51 m x 2.31 m / 11'6" x 7'7"
Bedroom 1	4.50 m x 2.77 m / 14'9" x 9'1"
Bedroom 2	4.50 m x 2.67 m / 14'9" x 8'9"
Wet Room	2.29 m x 1.78 m / 7'6" x 5'10"
Inner Hallway	4.32 m x 0.91 m / 14'2" x 3'0"

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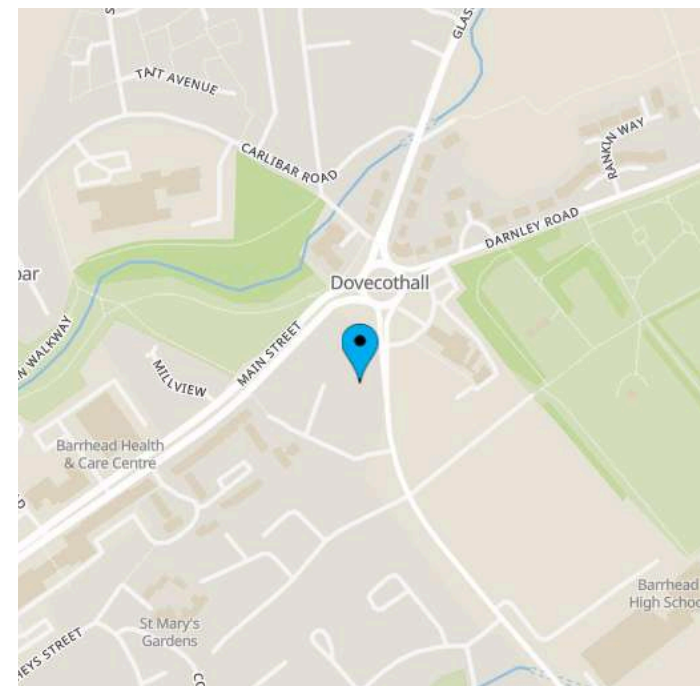
Features

- Ground floor two bedroom flat
- Gas central heating
- Double glazed windows
- Neatly maintained common close
- Shared drying green/gardens
- Established development just a short walk from the Main St





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling North East along Main Street Barrhead continue to the Dovecothall Roundabout. Take the third exit onto Aurs Road and this property is on your right hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
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For further information:

Or to view this property please call:

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