



Bellfield Crescent, Barrhead, G78 1HL

Shanta Residential are delighted to bring to the market this beautiful, three bedroom, lower cottage flat in the popular area of Barrhead, East Renfrewshire. Located in a sought after area within walking distance of the local schooling this property is ideally situated for first time buyers, families and buy to let investors. Found from the hallway, the spacious, bright lounge offers a wealth of light from the large windows enhancing this very pleasing space. The well sized kitchen has been laid out with both wall and floor units offering good storage and working area. The family bathroom provides a bright and fresh three piece suite, contemporary fittings and crisp tiling. The property offers two double bedrooms, both decorated tastefully and offering lots of floorspace. Off the lounge you will find the third bedroom, currently in use as play room. This space is versatile and could easily be used as a third double bedroom, a dining space, home office or nursery amongst other uses. Outside the property benefits from a private, South-West facing, back garden offering an enviable space perfect for summer socialising as well as a large private garden to the front. Nearby you will find great local schooling within walking distance and an abundance of amenities in the area. There are great transport links with regular buses and the local train station is within a short walk providing easy access into the city centre and beyond. The property further benefits from double glazing, underfloor insulation and gas central heating. For council tax purposes, this property is band B. We expect this property to be popular so would advise early viewing to avoid disappointment.

- **Three Bedrooms**

- **Lower Cottage Flat**

- **Great Location**

- **Good Transport Links**

- **Nearby Schooling & Amenities**

- **Gas Central Heating**

- **Double Glazing**

- **Private Garden**

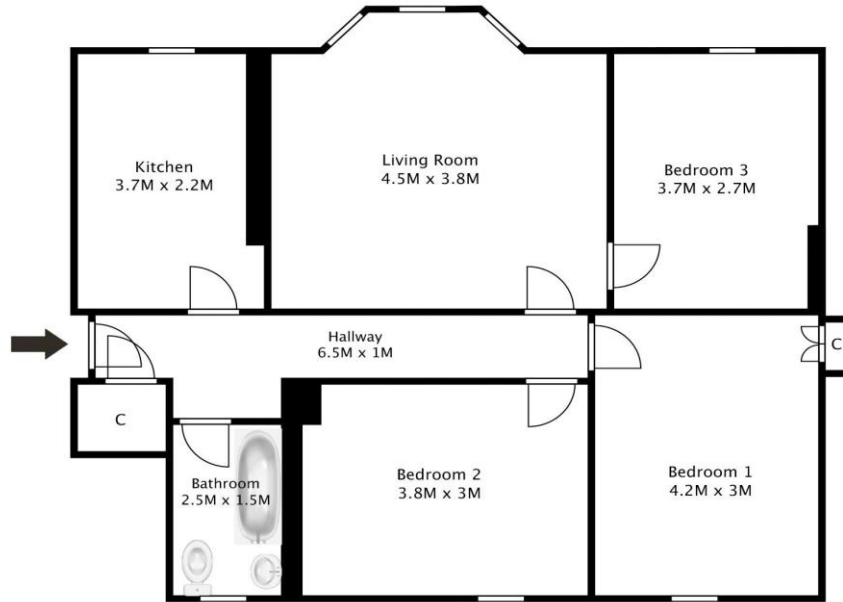


Offers Over £100,000



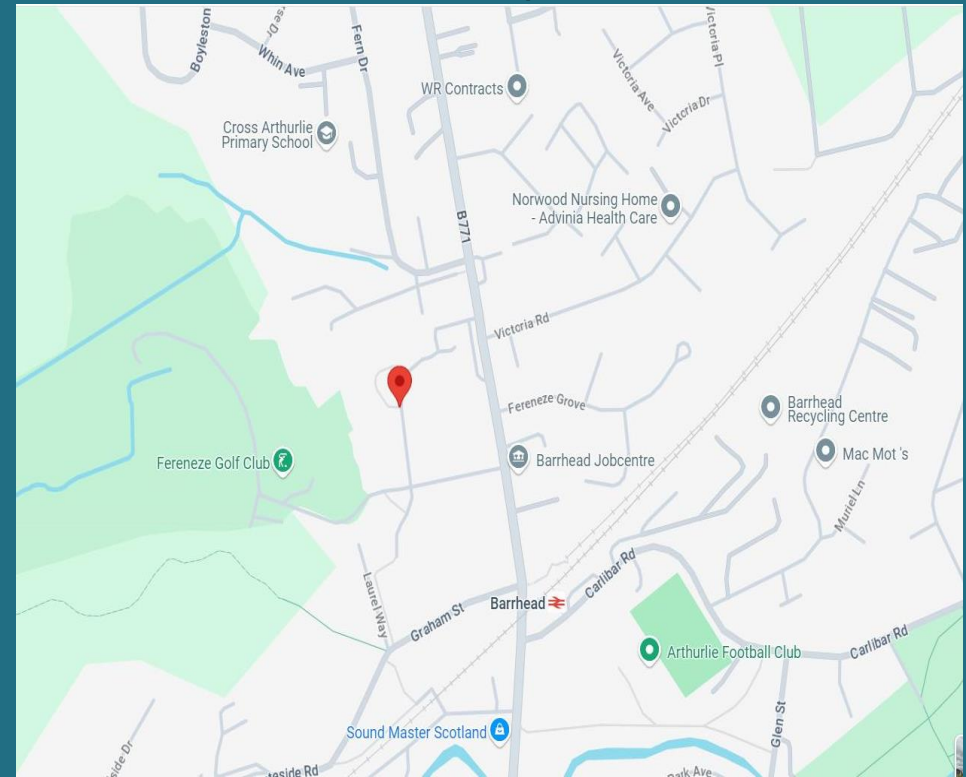
Floorplan

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as representation by their seller, nor their agent.

Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.