



34 Springfauld Way, Springhill Meadows, Barrhead, G78 2BW

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Situation

Barrhead offers a wide range of local shopping and supermarket facilities as well as sports and recreational facilities. It is also set within the highly regarded catchment of East Renfrewshire for primary and secondary schooling. There are excellent public transport facilities with train services to Glasgow and beyond.

This popular suburb is located approximately 8 miles to the Southwest of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital. It provides an excellent connection to the Central Scotland motorway network and Glasgow Airport, as well as south towards Ayrshire and Prestwick Airport.

The neighbouring districts of Newton Mearns and Giffnock are acknowledged for their standard of local amenities and provide a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Springfauld Way is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park in Newton Mearns and the Silverburn Shopping Centre. Barrhead also benefits from a new retail park comprising Starbucks, Lidl, and other various fast food and retail outlets.

A wide range of sports and recreational facilities can be found locally to include Barrhead Foundry and the Dams to Darnley Country Park. Parklands Country Club, David Lloyd Rouken Glen, East Renfrewshire and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.









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Property Description

Seldom available, a beautifully presented and upgraded five bedroom detached villa, built in by Miller Homes, located within the popular Springhill development.

The property has been well maintained and upgraded by the present owners and extends to around 1,838 Sqft (171 Sqm). The Jura house style, provides flexible accommodation throughout and comprises:

Ground Floor: Welcoming reception hall with guest WC and storage. Well presented bay window sitting room overlooking the front of the property. Double doors open to the dining room, enjoy aspects to the rear garden. Well appointed dining kitchen with a range of wall mounted and floor standing units, integrated appliances and complementary worktop surfaces. French doors open to enclosed rear garden. The kitchen also gives access a separate utility room.

First Floor: Galleried upper landing with storage and affording access to five double bedrooms. Generous principal bedroom with fitted wardrobes and attractive ensuite shower room. Bedroom two with an ensuite shower room. Three further double bedrooms. An attractive house bathroom, with a separate shower enclosure, completes the accommodation.

The property is further complemented by gas central heating and double glazing.

A particular feature of this home is the landscaped garden grounds. The rear garden is southerly facing and is enclosed with a composite deck terrace, raised sleep flower beds and an artificial lawn.

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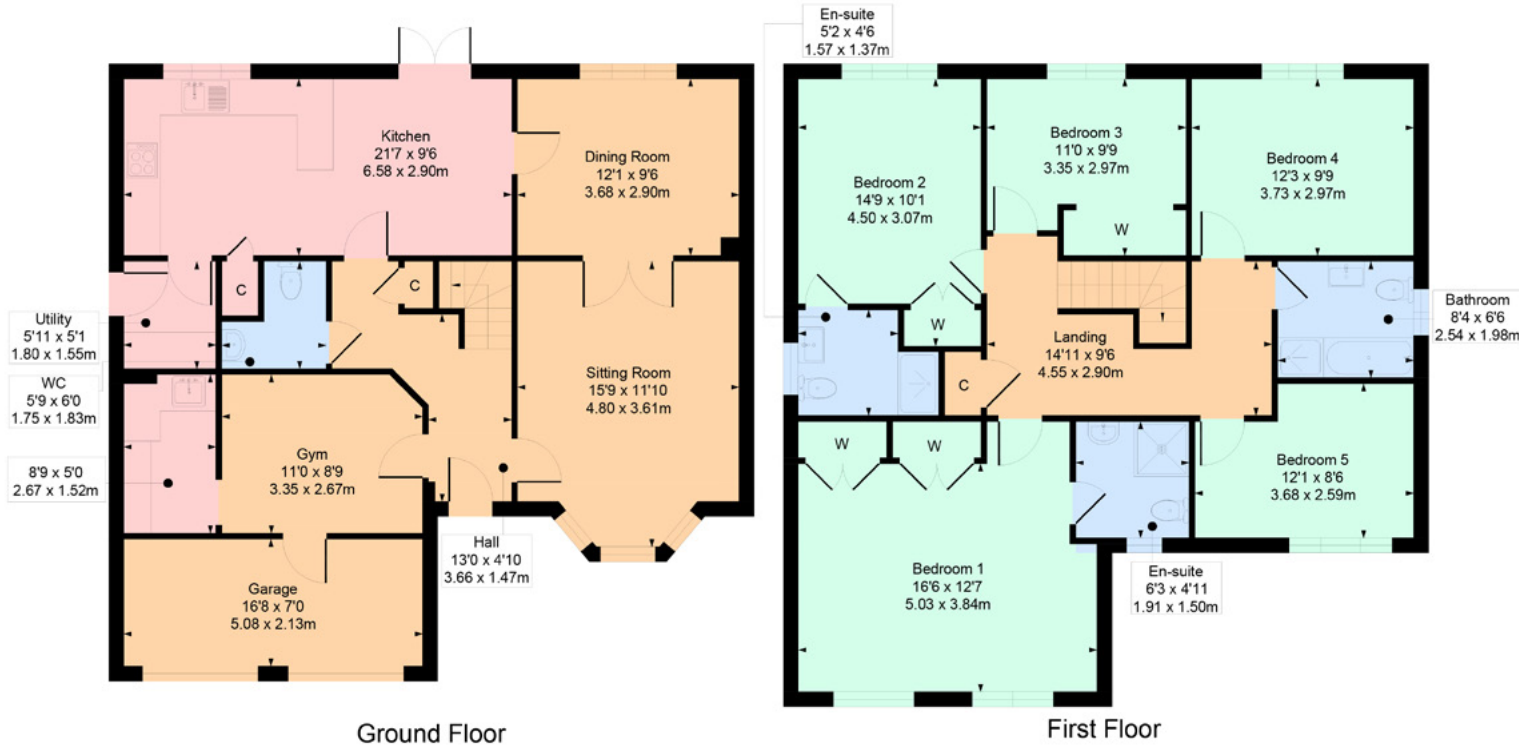






34 Springfauld Way, Barrhead

Approximate Gross Internal Area
Main House 1838 sq ft - 170.75 sq m
Garage 116 sq ft - 10.77 sq m
Total 1954 sq ft - 181.52 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Renfrewshire Council
Band F

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3347